



DATE: WEDNESDAY
10-08-2022
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,
Megan Avenue II, Jalan Yap Kwan Seng,
50450 Kuala Lumpur

H/P NO. 016 2161 047
TEL NO. 03-2161 6649
FAX NO. 03-2161 6648

 Ehsan Auctioneers Sdn Bhd
 hema@ehsanauctioneers.com
 www.ehsanauctioneers.com

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

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 WEDNESDAY, THE 10TH DAY OF AUGUST, 2022,
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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 1,256,000.00 KUALA LUMPUR



Description : CONDOMINIUM UNIT
Area : Approx 2,626 sq. ft.
Assignor : Behrang Baghernejad & Negar Mirzaalilkar (F)
Solicitor : M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/2021/Q8171/mn)
Our Ref Address : NADIA/UOB0416(3)
Unit No. 20-06, Cendana Condominium, No. 1, Jalan Cendana, Off Jalan Sultan Ismail, 50250 Kuala Lumpur.

2 RESERVE PRICE RM 774,000.00 PETALING JAYA



Description : SERVICE APARTMENT
Area : Approx 1,242 sq. ft.
Assignor : Tuang Huei Sin
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L882(F).11001704422JCS/WS)
Our Ref Address : NADIA/UOB0420(2)
Unit No. C-19-7, 19th Floor, Block C, Pacific Towers, Jalan 13/6, Seksyen 13, 46200 Petaling Jaya, Selangor.

3 RESERVE PRICE RM 750,000.00 SEPANG



Description : AN INTERMEDIATE DOUBLE STOREY TERRACE HOUSE
Area : Approx 1,400 sq. ft.
Assignor : Sik Zhou Heang
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L886.11001704422JCS/WS)
Our Ref Address : NADIA/UOB0437(1)
No. 22A, Jalan Sunsuria 3B/10, Montel Springtime, Bandar Sunsuria, 43900 Sepang, Selangor.

4 RESERVE PRICE RM 729,000.00 SUBANG JAYA



Description : 3 BEDROOM APARTMENT UNIT
Area : Approx 1,819 sq. ft.
Assignor : Mohd Ikmal Hakim Bin Che Sammudin & Che Sammudin Bin Abdullah
Solicitor : M/S Khaw & Partners (Tel: 03-2141 7633) (390/62/29164/2021)
Our Ref Address : NADIA/UOB0390(4)
Unit No. A-03-01, Blok A, Kondominium A'Marine, Jalan Tasik Selatan, Sunway South Quay, Bandar Sunway, 47500 Subang Jaya, Selangor. **BUMI QUOTA**

5 RESERVE PRICE RM 693,000.00 PUCHONG



Description : CORNER 3-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 1,259 sq. ft.
Assignor : Erina @ Lina Liwas
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0709JRL/HL/20/WS)
Our Ref Address : NADIA/UOB0389(4)
Unit No. B-10-02, Pavilion, Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor.

6 RESERVE PRICE RM 645,000.00 KUALA LUMPUR



Description : SERVICE APARTMENT UNIT
Area : Approx 678 sq. ft.
Assignor : Tan Yi Shing & Yau Siew Lan
Solicitor : M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/N5231/19/mn)
Our Ref Address : HANA/UOB0432(1)
Unit No. A-32-1, Mont' Kiara Verve Suites, No. 8, Jalan Kiara 5, Mont' Kiara, 50480 Kuala Lumpur.

7 RESERVE PRICE RM 620,000.00 CHERAS



Description : AN EXTENDED AND RENOVATED DOUBLE STOREY END TERRACED HOUSE WITH EXTRA LAND
Area : Approx 163 sq. m.
Assignor : Lee Kin Min
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A784/20/LeeKinMin)
Our Ref Address : NADIA/UOB0436(1)
No. 13, Jalan Permaisuri 8/6 Seksyen 6, Bandar Mahkota Cheras, 43200 Cheras, Selangor.

8 RESERVE PRICE RM 600,000.00 SERI KEMBANGAN



Description : SERVICED APARTMENT UNIT
Area : Approx 1,055 sq. ft.
Assignor : Siti Maryam Jamilah Binti Noordin
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L887.11001704422JCS/W)
Our Ref Address : NADIA/UOB0438(1)
Unit No. A-14-02, Residensi Equine, Jalan Equine, Taman Equine, Bandar Putra Permai, 43300 Seri Kembangan, Selangor. **BUMI QUOTA**

9 RESERVE PRICE RM 567,000.00 KUALA LUMPUR



Description : 1 BEDROOM SERVICE APARTMENT
Area : Approx 743 sq. ft.
Assignor : Neo Seng Hook
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A834/21/NeoSeng)
Our Ref Address : NADIA/UOB0405(3)
No. 28-11, Pangsapuri Servis Suasana Bukit Ceylan 2, Perisaran Raja Chulan, 50200 Kuala Lumpur.

10 RESERVE PRICE RM 559,000.00 KUALA LUMPUR



Description : SERVICE APARTMENT UNIT
Area : Approx 990 sq. ft.
Assignor : Zhuo Qingxue
Solicitor : M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/2021/Q8148/mn)
Our Ref Address : NADIA/UOB0414(3)
Unit No. 3-17-06, M-City Ampang, No. 326, Jalan Ampang, 50450 Kuala Lumpur.

11 RESERVE PRICE RM 490,000.00 PETALING JAYA



Description : SERVICE APARTMENT UNIT
Area : Approx 622 sq. ft.
Assignor : Yap Weei Boon & Chua Teik Yeing
Solicitor : M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/2022/R8008/mn)
Our Ref Address : HANA/UOB0431(1)
E-10-10, Tower C, Pacific Towers, Jalan 13/6, Seksyen 13, 46200 Petaling Jaya, Selangor.

12 RESERVE PRICE RM 486,000.00 SELAYANG



Description : 3-BEDROOM APARTMENT UNIT
Area : Approx 1,130 sq. ft.
Assignor : Assmah Binti Abd Aziz
Solicitor : M/S Khaw & Partners (Tel: 03-2141 7633) (390/20/28863/2020)
Our Ref Address : NADIA/UOB0412(3)
A-20-10, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, Selayang, 68100 Kuala Lumpur. **BUMI LOT**

13 RESERVE PRICE RM 460,000.00 JENJAROM



Description : SERVICE APARTMENT UNIT
Area : Approx 1,257 sq. ft.
Assignor : Yap Lai Fong
Solicitor : M/S Nik Hussain & Partners (Tel: 03-27882888) (KW/298-002/2022/UOB/YLF)
Our Ref Address : HANA/UOB0434(1)
Unit No. I-03A-06, 4th Floor, Block I, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Kuala Langat, Selangor.

14 RESERVE PRICE RM 423,000.00 PETALING JAYA



Description : 1 BEDROOM SERVICE APARTMENT
Area : Approx 622 sq. ft.
Assignor : Choo Kok Hou & Thean Xi Leng
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A888/22/ChooKokHou)
Our Ref Address : NADIA/UOB0421(2)
Unit No. D-18-10, Tower D, Pacific Towers, Jalan 13/6, Seksyen 13, 46200 Petaling Jaya, Selangor.

15 RESERVE PRICE RM 420,000.00 SETAPAK



Description : SERVICE APARTMENT
Area : Approx 1,033 sq. ft.
Assignor : Lau Gek Leng
Solicitor : M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/2021/Q8194/mn)
Our Ref Address : NADIA/UOB0439(1)
Unit No. A-38-11, Residensi PV 21, No. 6, Jalan Usahawan 2, Off Jalan Genting Kelang, Setapak, 53200 Kuala Lumpur.

16 RESERVE PRICE RM 405,000.00 SELAYANG



Description : 3-BEDROOM APARTMENT UNIT
Area : Approx 958 sq. ft.
Assignor : Zafauzan Binti Husin & Ferdaus Bin Rafalis
Solicitor : M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/N8122/19/bc)
Our Ref Address : NADIA/UOB0413(3)
A-38-08, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, Selayang, 68100 Kuala Lumpur. **BUMI LOT**

17 RESERVE PRICE RM 368,000.00 CYBERJAYA



Description : CONDOMINIUM UNIT
Area : Approx 1,521 sq. ft.
Assignor : Andri Yanuari Bin Ir Muhammad Nuairi
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (LSN/UOB/A731/19/AndriYanuari)
Our Ref Address : NADIA/UOB0376(5)
A-06-06, Block Amethyst, Jalan CSR 1, Cristal Serin Residence, Jalan Fauna 1, Cyber 9, 63000 Cyberjaya, Selangor.

18 RESERVE PRICE RM 315,000.00 SHAH ALAM



Description : NEWLY COMPLETED OFFICE UNIT
Area : Approx 1,160 sq. ft.
Assignor : Dalal Technology Sdn. Bhd.
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0686JRL(F)/SME/19/WS)
Our Ref Address : HANA/UOB0108(10)
A-10-08, Blok A, No. 3, Pejabat Radia, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

19 RESERVE PRICE RM 302,500.00 SHAH ALAM



Description : NEWLY COMPLETED OFFICE UNIT
Area : Approx 1,113 sq. ft.
Assignor : Dalal Technology Sdn. Bhd.
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0686JRL(F)/SME/19/WS)
Our Ref Address : HANA/UOB0110(10)
 A-10-05, Blok A, No. 3, Pejabat Radia, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

20 RESERVE PRICE RM 300,000.00 PETALING JAYA



Description : MEDIUM HIGH COST APARTMENT UNIT
Area : Approx 926 sq. ft.
Assignor : Liu Yeong Hwei & Liu Kok Kwong
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0794JRL/HL/21/WS)
Our Ref Address : NADIA/UOB0346(4)
 Unit No. 1-16-9, 16th Floor, Block I (Tulip), Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya Selangor.

21 RESERVE PRICE RM 277,200.00 SHAH ALAM



Description : NEWLY COMPLETED OFFICE UNIT
Area : Approx 1,022 sq. ft.
Assignor : Dalal Technology Sdn. Bhd.
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0686JRL(F)/SME/19/WS)
Our Ref Address : HANA/UOB0109(10)
 A-10-07, Blok A, No. 3, Pejabat Radia, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

22 RESERVE PRICE RM 277,200.00 SHAH ALAM



Description : NEWLY COMPLETED OFFICE UNIT
Area : Approx 1,022 sq. ft.
Assignor : Dalal Technology Sdn. Bhd.
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0686JRL(F)/SME/19/WS)
Our Ref Address : HANA/UOB0112(10)
 A-10-06, Blok A, Pejabat Radia, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

23 RESERVE PRICE RM 270,000.00 SERI KEMBANGAN



Description : AN APARTMENT UNIT
Area : Approx 836 sq. ft.
Assignor : Ain Zunoorain Binti Abdul Rasul & Napsiah Binti Mat Noor
Solicitor : M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/2022/R8010/n)
Our Ref Address : HANA/UOB0433(1)
 Blok B-03A-10, Pangsapuri Suria Permai, Persiaran Permai Sentosa, Pusat Bandar Putra Permai, Bandar Putra Permai, 43300 Seri Kembangan, Selangor. **BUMI LOT**

24 RESERVE PRICE RM 234,600.00 SHAH ALAM



Description : NEWLY COMPLETED OFFICE UNIT
Area : Approx 864 sq. ft.
Assignor : Dalal Technology Sdn. Bhd.
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0686JRL(F)/SME/19/WS)
Our Ref Address : HANA/UOB0111(10)
 A-10-11, Blok A, No. 3, Pejabat Radia, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

25 RESERVE PRICE RM 234,600.00 SHAH ALAM



Description : NEWLY COMPLETED OFFICE UNIT
Area : Approx 864 sq. ft.
Assignor : Dalal Technology Sdn. Bhd.
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0686JRL(F)/SME/19/WS)
Our Ref Address : HANA/UOB0113(10)
 A-10-10, Blok A, Pejabat Radia, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

26 RESERVE PRICE RM 140,000.00 PRANGIN MALL, PULAU PINANG



Description : 1ST FLOOR RETAIL LOT
Area : Approx 715 sq. ft.
Assignor : Sim Chung Seng & Ng Kim Choo
Solicitor : M/S Gibb & Co. (Tel: 04-261 1877) (GC/UOB/P015/2020/ns)
Our Ref Address : NADIA/UOB0426(2)
 No. 33-1-77, Jalan Lim Chwee Leong, Prangin Mall, 10100 Pulau Pinang.

27 RESERVE PRICE RM 126,000.00 SUBANG JAYA



Description : 3 BEDROOM LOW COST FLAT
Area : Approx 657 sq. ft.
Assignor : Ramli Bin Ahmad
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A873/21/Ramli)
Our Ref Address : NADIA/UOB0348(3)
 No. H10-10-13, Blok H, Pangsapuri Angsana, Persiaran Mewah, USJ 1, 47620 Subang Jaya, Selangor. **BUMI LOT**

28 RESERVE PRICE RM 122,000.00 AMPANG



Description : 3 BEDROOM APARTMENT
Area : Approx 743 sq. ft.
Assignor : Gogilavani A/P Balasingam
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A815/21/Gogilavani)
Our Ref Address : NADIA/UOB0409(3)
 No. 15/CR, 3rd Floor (Rear), Jalan Kosas 1/3, Taman Kosas, 68000 Ampang, Selangor.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com
KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 016 216 1047

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING ON WEDNESDAY, THE 10TH DAY OF AUGUST, 2022, AT 3.00 P.M. IN THE AFTERNOON, AT THE "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)

29 RESERVE PRICE RM 1,200,000.00 NUSAJAYA



Description : 3 BEDROOMS SERVICE APARTMENT
Area : Approx 1,625.35 sq. ft.
Assignor : Ho Chee Seng (He Zhicheng) & Kay Li Peng (Guo Liping)
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (LSN/UOB/A750/19/HoCheeSeng)
Our Ref Address : NADIA/UOB0435(1)
 No. P-3-12 Blok P, Somerset Puteri Harbour, Persiaran Puteri Selatan, Puteri Harbour, 79000 Nusajaya, Johor.

30 RESERVE PRICE RM 900,000.00 ISKANDAR PUTERI



Description : 3 BEDROOMS APARTMENT
Area : Approx 1,249 sq. ft.
Assignor : Lim Chye Lai Gjan (Lin Cailai Gjan)
Solicitor : M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR/UOB(A)1498/22/cyp)
Our Ref Address : NADIA/UOB0429(1)
 A-26-05, Residensi Iskandar, Persiaran Medini Utara 3, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.

31 RESERVE PRICE RM 794,000.00 NUSAJAYA



Description : 3 BEDROOMS SERVICE APARTMENT
Area : Approx 1,625.35 sq. ft.
Assignor : Tan Choon Seong & Tan Chook Kar (Chen Zhujia)
Solicitor : M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/26979/2016(266))
Our Ref Address : NADIA/UOB0411(3)
 No. P-2-12, Blok P, Somerset Puteri Harbour, Persiaran Puteri Selatan, Puteri Harbour, 79000 Nusajaya, Johor.

32 RESERVE PRICE RM 640,000.00 ISKANDAR PUTERI



Description : DUPLEX TOWNHOUSE
Area : Approx 2,551.046 sq. ft.
Assignor : Jenny Lim Siaw Ching
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A805/20/JennyLim)
Our Ref Address : NADIA/UOB0401(3)
 A-03-02, Residensi Ledang, Persiaran Puteri Ledang, 79250 Iskandar Puteri, Johor.

33 RESERVE PRICE RM 640,000.00 ISKANDAR PUTERI



Description : DUPLEX TOWNHOUSE
Area : Approx 2,561.81 sq. ft.
Assignor : Wan Siew Har
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A785/20/WanSiewHar)
Our Ref Address : NADIA/UOB0402(3)
 A-02-03, Residensi Ledang, Persiaran Puteri Ledang, 79250 Iskandar Puteri, Johor.

34 RESERVE PRICE RM 640,000.00 ISKANDAR PUTERI



Description : DUPLEX TOWNHOUSE
Area : Approx 2,551.046 sq. ft.
Assignor : Kan Man Seng
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A846/21/KanManSeng)
Our Ref Address : NADIA/UOB0403(3)
 A-03-04, Residensi Ledang, Persiaran Puteri Ledang, 79250 Iskandar Puteri, Johor.

35 RESERVE PRICE RM 540,000.00 ISKANDAR PUTERI



Description : 3 BEDROOMS APARTMENT
Area : Approx 1,561 sq. ft.
Assignor : Aminah Binte Kasmuri & Fazlin Bte Mohd Fadzul
Solicitor : M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR/UOB(A)1482/21/cyp)
Our Ref Address : NADIA/UOB0374(5)
 Unit No. A-17-8, Residensi Iskandar, Persiaran Medini Utara 3, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.

36 RESERVE PRICE RM 496,000.00 ISKANDAR PUTERI



Description : 3 BEDROOM APARTMENT
Area : Approx 1,097.28 sq. ft.
Assignor : Lim San San
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A864/21/LimSanSan)
Our Ref Address : NADIA/UOB0385(4)
 Unit No. B-32-12, Merak Kayangan, Persiaran Medini Utara 3, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.

37 RESERVE PRICE RM 432,000.00 JOHOR BAHRU



Description : 3 BEDROOMS APARTMENT UNIT
Area : Approx 141 sq. m.
Assignor : Harita Mitsuru
Solicitor : M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR/UOB(A)1501/22/cyp)
Our Ref Address : NADIA/UOB0430(1)
 #04-10, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 80350 Johor Bahru, Johor.

REFER NOTE AT LAST PAGE

38	RESERVE PRICE	RM 431,000.00	ISKANDAR PUTERI
	Description	: 3 ROOMS APARTMENT	
	Area	: Approx 1,052 sq. ft.	
	Assignor	: Soo Jun Jien	
	Solicitor	: M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A858/21/SooJunJien)	
	Our Ref Address	: NADIA/UOB0394(4) : B-04-09, Merak Kayangan, Persiaran Medini Utara 3, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.	
REFER NOTE AT BELOW			

39	RESERVE PRICE	RM 402,000.00	JOHOR BAHRU
	Description	: SERVICE APARTMENT	
	Area	: Approx 124.00 sq. m.	
	Assignor	: Masahiko Kikuchi	
	Solicitor	: M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR/UOB(A)1483/21/cyp)	
	Our Ref Address	: NADIA/UOB0425(2) : A-30-09, Blok A, Tropez Residence, Persiaran Danga Perdana, 80200 Johor Bahru, Johor.	

40	RESERVE PRICE	RM 344,000.00	ISKANDAR PUTERI
	Description	: AN APARTMENT, ONE BEDROOM	
	Area	: Approx 75.00 sq. m.	
	Assignor	: Tago Shinji	
	Solicitor	: M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A817/21/ShinjiTago)	
	Our Ref Address	: NADIA/UOB0419(2) : #31-04, Block A, Pangsapuri Meridian Medini, Jalan Legoland, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.	

41	RESERVE PRICE	RM 340,200.00	ISKANDAR PUTERI
	Description	: 2 BEDROOM APARTMENT	
	Area	: Approx 96 sq. m.	
	Assignor	: Tan Chong Heng Construction Sdn Bhd	
	Solicitor	: M/S Benjamin Dawson (Tel: 03-2710 1822) (182267)	
	Our Ref Address	: HANA/UOB0350(3) : Unit No. B-18-W6, Block B, One Medini, No. 2, Persiaran Medini Utara 3, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.	

42	RESERVE PRICE	RM 315,000.00	JOHOR BAHRU
	Description	: 3 BEDROOMS APARTMENT	
	Area	: Approx 141 sq. m.	
	Assignor	: Harita Mitsuru	
	Solicitor	: M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR/UOB(A)1484/21/cyp)	
	Our Ref Address	: NADIA/UOB0359(6) : #23-09, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 80350 Johor Bahru, Johor.	

43	RESERVE PRICE	RM 284,000.00	ISKANDAR PUTERI
	Description	: AN APARTMENT, ONE BEDROOM	
	Area	: Approx 516.667 sq. ft.	
	Assignor	: Ichikawa Yoshimizu	
	Solicitor	: M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A818/21/Yoshimizu)	
	Our Ref Address	: NADIA/UOB0407(3) : A-32-02, Pangsapuri Meridian Medini, Jalan Legoland, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.	

44	RESERVE PRICE	RM 219,000.00	ISKANDAR PUTERI
	Description	: 1 BEDROOM APARTMENT	
	Area	: Approx 77.00 sq. m.	
	Assignor	: Ng Yan But	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0571JRL/HL/19/W5)	
	Our Ref Address	: NADIA/UOB0396(4) : Unit No. A-18-07, Pangsapuri Meridian Medini, Jalan Legoland, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.	

Outstanding Charges Covered By Bank

<input checked="" type="checkbox"/> Maintenance Charges <i>Caj Penyelenggaraan</i>	<input checked="" type="checkbox"/> Quit Rent <i>Cukai Tanah</i>	<input checked="" type="checkbox"/> Assesment <i>Cukai Pintu</i>
--	--	--

Up to maximum 60% only (Terms & Conditions Apply)

NOTE: FOR LOT 36 & LOT 38
Including but not limited to quit rent, assessment and service and maintenance charges, penalty interest, late charges, insurance, sinking fund, special fund, telephone bills, water bills, electricity bills, sewerage charges) shall NOT be borne by the Assignee/Bank.

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.

