



DATE: WEDNESDAY
19-2-2025
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



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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 19TH FEBRUARY 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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 1,500,000.00	PETALING JAYA	 Description : AN OFFICE/RETAIL LOT Area : 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 : UMI/UOB1125(1) 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 1,200,000.00	PETALING JAYA	 Description : A TOWNHOUSE UNIT Area : Approx 2,089 sq. ft. Assignor : Sen Tak Seng Solicitor : M/S Khaw & Partners (03-2141 7633) (390/259/31048/2024) Our Ref : UMI/UOB1126(1) Address : Unit No. 2-13, Laguna Residences, No. 2A, Jalan SS 7/17, Kelana Jaya, 47301 Petaling Jaya, Selangor.
3	RESERVE PRICE	RM 1,000,000.00	PUTRAJAYA	 Description : AN INTERMEDIATE RETAIL LOT Area : Approx 797 sq. ft. Assignor : V T Sivamylvaganam A/L V Thangaraj Solicitor : M/S Nik Hussain & Partners (03-27882888) (TKT/298-083/2024/UOB/VTs) Our Ref : ALIN/UOB1117(1) Address : Unit No. L02-12, Level 2, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya.
4	RESERVE PRICE	RM 1,000,000.00	GENTING HIGHLANDS	 Description : A 3-BEDROOM SERVICED APARTMENT UNIT Area : Approx 1,290 sq. ft. Assignor : Tai See Yoon Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1407/24/TaiSeeYoon) Our Ref : UMI/UOB1127(1) Address : Unit No. E1-2-02, Tower One, Ion Delemen, Jalan Ion Delemen 1, Genting Highlands, 69000 Genting, Pahang
5	RESERVE PRICE	RM 729,000.00	PETALING JAYA	 Description : A THREE-BEDROOM SERVICE APARTMENT Area : Approx 1,405 sq. ft. Assignor : Lim Zhen Mao Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-053/2024/UOB/LZ) Our Ref : FIFAH/UOB1040(4) Address : Unit T2-28-02, Pusat Perdagangan Icon City, No. 1B, Jalan SS 8/39, 47300 Petaling Jaya, Selangor
6	RESERVE PRICE	RM 650,000.00	SELANGANG	 Description : A 3-BEDROOM APARTMENT UNIT Area : 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 : ALIN/UOB1131(1) Address : Unit No. B-10-06, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, 68100 Selayang, Kuala Lumpur.
7	RESERVE PRICE	RM 600,000.00	KEPONG	 Description : A THREE PLUS ONE-BEDROOM SERVICE APARTMENT WITH TWO CAR PARKING BAYS Area : Approx 990 sq. ft. Assignor : Kwong Ka Ling Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1364/24/Kwong Ka ling) Our Ref : LIYANA/UOB1119(1) Address : Unit No. C-30-08, Residensi Sentrum Kepong, No. 2, Jalan Metro Perdana 6, Taman Kepong, 52100 Kuala Lumpur.
8	RESERVE PRICE	RM 490,000.00	KUALA LUMPUR	 Description : A DUPLEX OFFICE SUITE Area : Approx 1,013 sq. ft. Assignor : Giam Shook Fun & Alwin Lee Chee Seng Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1488/24/GiamShookFun) Our Ref : LIYANA/UOB1120(1) Address : Unit No. C1-37-15, Level 37, Block C1, Arte Cheras, No. 689, Jalan Cheras, Taman Midah, 56000 Kuala Lumpur.
9	RESERVE PRICE	RM 470,000.00	PETALING JAYA	 Description : A SERVICE APARTMENT UNIT Area : Approx 764 sq. ft. Assignor : Chua Heng Wui & Chua Yeun Chen & Welna Siap @ Florina Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-049/2024/UOB/CYC&WS) Our Ref : FIFAH/UOB1087(3) Address : Unit No. A-26-07, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, 47810 Petaling Jaya, Selangor
10	RESERVE PRICE	RM 450,000.00	PUCHONG	 Description : A CORNER 3-BEDROOM SERVICED APARTMENT UNIT Area : Approx 1,096 sq. ft. Assignor : Koh Soon Hong Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1412/24/Koh Soon Hong) Our Ref : LIYANA/UOB1123(1) Address : Unit No. D-22-5, Block D, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor.
11	RESERVE PRICE	RM 438,000.00	SHAH ALAM	 Description : A SERVICE APARTMENT UNIT Area : Approx 915 sq. ft. Assignor : Khusrayrie Amir Bin Ahmad Zahidi & Wan Zuriaty Binti Wan Razali Solicitor : M/S Sidek Teoh Wong Dennis (03-2692 3000) (L1320.11001704424SF/TNH) Our Ref : FIFAH/UOB1054(4) Address : Unit No. E-03-09, 3rd Floor, Block E, Residensi Radia, No. 3, Persiaran Singgahsana, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor
12	RESERVE PRICE	RM 416,000.00	SUNGAI BESI	 Description : A 3-BEDROOM SERVICED APARTMENT UNIT Area : Approx 1,140 sq. ft. Assignor : Rusdina Binti Abdul Rahaman Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1372(F).11001704424SF/TNH) Our Ref : FIFAH/UOB0958(5) Address : Unit No. D3-12-12, Block D3, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, 57100 Sungai Besi, Kuala Lumpur.

BUMIPUTRA LOT

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 409,000.00 SEGAMPUT, KUALA LUMPUR



Description : A THREE PLUS ONE-BEDROOM SERVICE APARTMENT WITH TWO CAR PARKING BAYS
Area : Approx 1,055 sq. ft.
Assignor : Jagdeep Singh A/L Iswan Singh
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1273(F), 11001704424SF/TNH)
Our Ref Address : FIFAH/UB08059(5)
 Unit No. A-35-09, Residensi Lagenda, No. 61, Jalan Undang Siar, Taman Sri Segambut, 52000 Kuala Lumpur

14 RESERVE PRICE RM 409,000.00 PETALING JAYA



Description : 4+1-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 990 sq. ft.
Assignor : Ian Jonathan Sithan
Solicitor : M/S Chua & Partners (03-2020 2000) ((MHH/UB/A1221/24/IanJonathan Sithan))
Our Ref Address : FIFAH/UB01043(4)
 Unit No. D-31-11, Block D, Residensi Damai Meriah, No. 2, Jalan PJU 10/1A, Damansara Damai, 47830 Petaling Jaya, Selangor

15 RESERVE PRICE RM 387,000.00 MIRI, SARAWAK



Description : A DOUBLE STOREY INTERMEDIATE TERRACED DWELLING HOUSE
Area : Approx 138.0 sq. m.
Assignor : Sim Chi Yung
Solicitor : M/S Clement I & I Co. (082-265826) (UOB-SCY/24014/CC-JY(LV))
Our Ref Address : FIFAH/UB1098(2)
 Lot 11389, Sofione Villa, Off Jalan Lutong- Kuala Baram, 98000 Miri, Sarawak.

16 RESERVE PRICE RM 386,000.00 CYBERJAYA



Description : A CORNER THREE (3) BEDROOM APARTMENT UNIT
Area : Approx 1,722 sq. ft.
Assignor : Saraswathy Arun A/P K.C. Arun & Narayanaswami A/L Subramaniam
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UB/A1409/24/Narayanaswami)
Our Ref Address : FIFAH/UB0971(6)
 Unit No. A-8-8, Block A, Gardenview Residence, Persiaran Ceria, Cyber 12, 63000 Cyberjaya, Selangor

17 RESERVE PRICE RM 380,000.00 SUNGAI BESI



Description : A SERVICE APARTMENT UNIT
Area : Approx 861 sq. ft.
Assignor : Nevan A/L Periasamy
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UB/A1454/24/Nevan A/L Periasamy)
Our Ref Address : ALIN/UB01116(1)
 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.

18 RESERVE PRICE RM 370,000.00 JALAN AMPANG, KUALA LUMPUR



Description : A OFFICE UNIT
Area : Approx 495 sq. ft.
Assignor : Chan Mei Leng & Tan Teh Chong
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UB/A1491/24/Chan Mei Leng)
Our Ref Address : ALIN/UB01115(1)
 Unit No. T3-08-08, Tower 3, Menara 3, No. 296, Jalan Ampang, 50450 Kuala Lumpur.

19 RESERVE PRICE RM 369,000.00 TELOK PENGLIMA GARANG



Description : A 2+1-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 861 sq. ft.
Assignor : Ang Kian Aik
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UB/A1177/23/Ang Kian Aik)
Our Ref Address : FIFAH/UB01013(5)
 Unit No. B-08-01, Pangsapuri Amber, Persiaran Oleander, Gamuda Kemuning 25.7, 42500 Telok Panglima Garang, Selangor.

20 RESERVE PRICE RM 352,000.00 PUCHONG



Description : A THREE BEDROOM SERVICED APARTMENT UNIT
Area : Approx 1,195 sq. ft.
Assignor : Lee Meng Kong
Solicitor : M/S Nik Hussain & Partners (03-2788 2946) (KW/298-141/2023/UB/LMK)
Our Ref Address : FIFAH/UB0934(7)
 A-16-10, Blok A, Epic Residence, Jalan BP 7/12, Bandar Bukit Puchong, 47120 Puchong, Selangor.

21 RESERVE PRICE RM 350,000.00 PULAU PINANG



Description : A 3-BEDROOM LOW-MEDIUM COST FLAT
Area : Approx 689 sq. ft.
Assignor : Hadi Bin Rimi
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UB/2023/S8219/NN)
Our Ref Address : LIYANA/UB01118(1)
 No. 1-32-6, Lebuhraya Halia, 10470 Tanjung Tokong, Pulau Pinang.

22 RESERVE PRICE RM 330,000.00 SHAH ALAM



Description : A STUDIO SUITE
Area : Approx 498 sq. ft.
Assignor : Muhammad Firdaus Bin Dahlan & Halimatun Saadiah Binti Ismail
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UB/2024/T8134/bc(nn))
Our Ref Address : ALIN/UB01130(1)
 Unit No. S-26-13A, Block S, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor

23 RESERVE PRICE RM 320,000.00 CHERAS



Description : AN APARTMENT UNIT
Area : Approx 936 sq. ft.
Assignor : Chung Lee Kwan
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UB/A1399/24/ChungLeeKwan)
Our Ref Address : UMI/UB01124(1)
 Unit No. B-7-10, 7th Floor, Block B, Pangsapuri Tiara Hatamas, Jalan Hatamas Utama, Bukit Hatamas, 43200 Cheras, Selangor

24 RESERVE PRICE RM 315,000.00 PETALING JAYA



Description : AN INTERMEDIATE OFFICE SUITE UNIT
Area : Approx 342 sq. ft.
Assignor : Lau Kin Lok
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UB/2024/T8246/nn)
Our Ref Address : LIYANA/UB01122(1)
 Unit No. Q-03-03, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor

25 RESERVE PRICE RM 300,000.00 KAJANG



Description : A ONE-BEDROOM SMALL OFFICE HOME OFFICE (SOHO) UNIT
Area : Approx 452 sq. ft.
Assignor : Syazana Binti Che Seman
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1492.11001704424SF/TNH)
Our Ref Address : ALIN/UB01132(1)
 Unit No. A-20-23A, Blok A, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.

26 RESERVE PRICE RM 292,000.00 SHAH ALAM



Description : A SERVICE APARTMENT UNIT
Area : Approx 728 sq. ft.
Assignor : Fakhru Aslam Bin Ahmad Shariffuddin
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1378.11001704423SF/TNH)
Our Ref Address : FIFAH/UB01057(4)
 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

27 RESERVE PRICE RM 274,000.00 PUCHONG



Description : A 3+1 BEDROOM SERVICE APARTMENT WITH 2 CAR PARKING BAYS
Area : Approx 1,270 sq. ft.
Assignor : Tan Siew Keam & Tan Twan Kha
Solicitor : M/S Chua & Partners (KL) (03-2020 2000) (MHH/UB/A1096/23/Tan Siew Keam)
Our Ref Address : FIFAH/UB0795(6)
 Unit No. E-08-01, Blok E, Koi Tropika Condominium, Jalan Puchong, Batu 13 1/2, 47100 Puchong, Selangor

28 RESERVE PRICE RM 270,000.00 KAJANG



Description : AN APARTMENT UNIT
Area : Approx 958 sq. ft.
Assignor : Ahmad Khusairi Bin Ahmad Anwar
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1475.11001704424SF/TNH)
Our Ref Address : FIFAH/UB01121(1)
 Unit No. D-4-7, Block D, Pangsapuri Putra, Jalan Putra Impian, Taman Putra Impian, 43000 Kajang Selangor

29 RESERVE PRICE RM 263,000.00 SETAPAK



Description : A 3-BEDROOM APARTMENT UNIT
Area : Approx 786 sq. ft.
Assignor : Siti Rafidah Binti Abd Rasim
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (384.11001704424SF/TNH)
Our Ref Address : FIFAH/UB01050(4)
 Unit No. FR-26-18, Residensi Flora Setapak, No. 7, Jalan 1/21C, 53300 Setapak, Kuala Lumpur

30 RESERVE PRICE RM 261,000.00 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) (L1012(F), 11001704423JCS/WS)
Our Ref Address : FIFAH/UB0879(7)
 Unit No. D-25-2, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor

31 RESERVE PRICE RM 256,000.00 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)
 (KW/298-057/2024/UOB/MC)
Our Ref Address : FIFAH/UOB1063(4)
 : Unit No. Q-03-25, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor

32 RESERVE PRICE RM 243,000.00 SEPANG



Description : A THREE BEDROOM CONDOMINIUM WITH TWO CAR PARKING BAYS
Area : Approx 818 sq. ft.
Assignor : Chou Mai Chan
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
 (L1305.11001704424SF/TNH)
Our Ref Address : FIFAH/UOB1008(5)
 : Unit No. C-8-10, The Olive, Jalan Sunsuria 1, Bandar Sunsuria, 43900 Sepang, Selangor

33 RESERVE PRICE RM 227,000.00 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)
 (GCKL/UOB/2024/T8088/nn)
Our Ref Address : FIFAH/UOB1092(3)
 : Unit No. A-31-08, Block A, Jalan Teknokrat 6, Cybersquare, Cyber 5, 63000 Cyberjaya, Selangor.

34 RESERVE PRICE RM 220,000.00 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 : UMI/UOB1128(1)
 : Unit No. C-13-18, Menara C, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor.

35 RESERVE PRICE RM 213,000.00 CYBERJAYA



Description : A THREE BEDROOM APARTMENT UNIT
Area : Approx 900 sq. ft.
Assignor : Shakoor Bin Zuraka
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
 (L1174(F).11001704423SF/TNH)
Our Ref Address : FIFAH/UOB0886(9)
 : Unit No. 3-10-10, Block 3, Aspire Residence, Persiaran Aspirasi, 63000 Cyberjaya, Selangor.

36 RESERVE PRICE RM 205,000.00 SHAH ALAM



Description : A SERVICE APARTMENT UNIT
Area : Approx 498 sq. ft.
Assignor : Yee Poo Foong
Solicitor : M/S Chua & Partners (03-2020 2000)
 ((MHH/UOB/A1269/24/YeePooFoong))
Our Ref Address : FIFAH/UOB1059(4)
 : Unit No. S-23-03A, 23rd Floor, Block Stanford, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor

37 RESERVE PRICE RM 200,000.00 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 : UMI/UOB1129(1)
 : Unit No. C-13-17, Menara C, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor.

38 RESERVE PRICE RM 198,000.00 CYBERJAYA



Description : A THREE-BEDROOM APARTMENT (AFFORDABLE HOME) WITH TWO CAR PARKING BAYS
Area : Approx 969 sq. ft.
Assignor : Norridah Binti Saidi
Solicitor : M/S Gibb & Co. (03-2856 9771)
 (GCKL/UOB/2024/T8142/bc)
Our Ref Address : FIFAH/UOB1007(5)
 : Unit No. B-16-17, Blok B, Apartment Prima One, No. 13, Persiaran Laman View, Laman View, Cyber 9, 63000 Cyberjaya, Selangor

39 RESERVE PRICE RM 195,000.00 PETALING JAYA



Description : A STUDIO UNIT
Area : Approx 342 sq. ft.
Assignor : Loke Xue Shan
Solicitor : M/S Nik Hussain & Partners (03-27882888)
 (TKT/298-067/2024/UOB/LXS)
Our Ref Address : FIFAH/UOB1088(3)
 : Unit No. Q-37-30, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor

40 RESERVE PRICE RM 185,000.00 WANGSA MAJU



Description : A SERVICE APARTMENT
Area : Approx 560 sq. ft.
Assignor : Hilmi Bin Mohd Fauzi
Solicitor : M/S Gibb & Co. (03-2856 9771)
 (GCKL/UOB/2024/T8124/nn)
Our Ref Address : FIFAH/UOB1016(5)
 : Unit No. 12-11, 12th Floor, Block C, Plaza Wangsa Maju (Hedgeford 10 Residences), Jalan Maju Ria 1, Seksyen 10, Wangsa Maju, 53300 Kuala Lumpur

41 RESERVE PRICE RM 178,000.00 SHAH ALAM



Description : A STUDIO SUITE
Area : Approx 502 sq. ft.
Assignor : Nur Azizah Binti Mohamad
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
 (L1275(F).11001704424SF/TNH))
Our Ref Address : FIFAH/UOB0943(7)
 : Unit No. I-27-12, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor.

42 RESERVE PRICE RM 148,000.00 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)
 (MHH/UOB/A1323/24/Yap Boon Chin)
Our Ref Address : FIFAH/UOB0945(7)
 : A-7-12, Pusat Komersial Ayer Keroh, Bukit Katil, 75450 Hang Tuah Jaya, Melaka

43 RESERVE PRICE RM 135,000.00 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)
 (RL/CITI-LIT/16977-50)
Our Ref Address : FIFAH/UOB1100(2)
 : Unit No. 8-03-1, Front Portion, Lorong Batu Nilam 1D, Bandar Bukit Tinggi, 41200 Klang, Selangor

44 RESERVE PRICE RM 72,000.00 KOTA SAMARAHAN, SARAWAK



Description : A 2ND FLOOR STRATA TITLE RETAIL UNIT WITHIN THE SUMMER MALL
Area : Approx 505.91 sq. ft.
Assignor : Lim Soon Hock
Solicitor : M/S Chua & Partners (KL) (03-2020 2000)
 (MHH/UOB/A842/21/LimSoonHock)
Our Ref Address : FIFAH/UOB0891(9)
 : Parcel No. S32, Second Floor of the Summer Mall, Jalan Datuk Mohd Musa, 94300 Kota Samarahan, Sarawak.

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

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 incurred 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.

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



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PROSPECTIVE BIDDERS MAY BID ONLINE AT
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