



DATE: WEDNESDAY
14-5-2025
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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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 14TH MAY 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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 875,000.00	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 Address : LIYANA/UOB1126(4) : Unit No. 2-13, Laguna Residences, No. 2A, Jalan SS 7/17, Kelana Jaya, 47301 Petaling Jaya, Selangor.
2	RESERVE PRICE	RM 837,000.00	KUALA LUMPUR		Description : A 1-BEDROOM SERVICED APARTMENT UNIT Area : Approx 667 sq. ft. Assignor : Gan Kar Yen Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1400.11001704424SF/TNH) Our Ref Address : LIYANA/UOB1171(2) : Unit No. 10-18, Residensi Quill, No. 1018, Jalan Sultan Ismail, 50250 Kuala Lumpur.
3	RESERVE PRICE	RM 740,000.00	PETALING JAYA		Description : A DUPLEX OFFICE SUITE Area : Approx 872 sq. ft. Assignor : Mohammad Faiz Bin Abdul Razak Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T8141/bc)) Our Ref Address : UMI/UOB1197(1) : Unit No. C-21-11, 19 Sentral, Jalan Harapan, Seksyen 19, 46300 Petaling Jaya, Selangor.
4	RESERVE PRICE	RM 729,000.00	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 Address : LIYANA/UOB1117(4) : Unit No. L02-12, Level 2, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya.
5	RESERVE PRICE	RM 729,000.00	GENTING HIGHLAND		Description : A 3-BEDROOM SERVICED APARTMENT UNIT Area : Approx 1,209 sq. ft. Assignor : Tai See Yoon Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1407/24/TaiSeeYoon) Our Ref Address : LIYANA/UOB1127(4) : Unit No. E1-2-02, Tower One, Ion Delemen, Jalan Ion Delemen 1, Genting Highlands, 69000 Genting, Pahang.
6	RESERVE PRICE	RM 720,000.00	SHAH ALAM		Description : A SERVICED APARTMENT UNIT Area : 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(2) : Unit No. SA2-3-7, Vista Alam, No. 3, Presint 4.5, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam, Selangor.
7	RESERVE PRICE	RM 689,000.00	PETALING JAYA		Description : A CORNER 2+1 SERVICED APARTMENT UNIT Area : 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 : LIYANA/UOB1152(3) : Unit No. A1-05-3A, Block A1, Lumi Tropicana, No. 2, Persiaran Tropicana, PJU 3, 47410 Petaling Jaya, Selangor
8	RESERVE PRICE	RM 630,000.00	SHAH ALAM		Description : A 2+1 BEDROOM SERVICED APARTMENT UNIT Area : Approx 883 sq. ft. Assignor : Tee Suat Pooi Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1535/24/TeeSuatPooi) Our Ref Address : LIYANA/UOB1172(2) : Unit No. E-6-03, Utropolis Urbano, Jalan Kontraktor U1/14, Glenmarie, Seksyen U1, 40150 Shah Alam, Selangor
9	RESERVE PRICE	RM 620,000.00	BUKIT JALIL		Description : A CONDOMINIUM UNIT Area : Approx 1,302 sq. ft. Assignor : Yan Chee Xiang & Hong Kah Mun Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1513/24/Yan Chee Xiang) Our Ref Address : ALIN/UOB1200(1) : Unit No. D-33A-13A, Block D, Residensi Parkhill, No. 12, Lebuhraya Bukit Jalil, Bukit Jalil, 57000 Kuala Lumpur.
10	RESERVE PRICE	RM 615,000.00	PENAMPANG		Description : A CONDOMINIUM UNIT Area : Approx 1,028 sq. ft. Assignor : Wong Chian Vui Solicitor : M/S Wong & Shim (088-233171) (WS/RW/LC-57/263/EL-am) Our Ref Address : UMI/UOB1203(1) : Lot No. R-07-08, Block C, K Avenue Sodomon, Jalan Lintas Penampang, 88300 Penampang, Sabah.
11	RESERVE PRICE	RM 590,000.00	PUCHONG		Description : A 2+1 SERVICED APARTMENT UNIT Area : Approx 1,001 sq. ft. Assignor : Thinesh Pillay A/L Balasubramaniam Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1431/24/Thinesh Pillay) Our Ref Address : ALIN/UOB1195(1) : Unit No. 10-05, Saville @ D'Lake, Jalan Saville, Sepang, 47130 Puchong, Selangor
12	RESERVE PRICE	RM 585,000.00	KUALA LUMPUR		Description : A 2-BEDROOM SERVICED APARTMENT Area : 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(2) : Unit No. A-30-13, Kediaman Indah Selatan, No. 2, Jalan Kerinci Kiri 2, 59200 Kuala Lumpur.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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13 RESERVE PRICE RM 540,000.00 SEGAMPUT



Description : A SERVICE APARTMENT
Area : Approx 915 sq. ft.
Assignor : Sisiliah A/P Anthonysamy
Solicitor : M/S Khaw & Partners (03-2141 7633) (362/218/26979/2016(793))
Our Ref Address : UMI/UOB1201(1)
 Unit No. A-05-02, Tower A, Residensi Riana, Dutamas 2, No. 352, Jalan Segambut, Segambut, 51200 Kuala Lumpur.

14 RESERVE PRICE RM 530,000.00 KUALA LUMPUR



Description : A 3+1 BEDROOM APARTMENT UNIT
Area : Approx 1,184 sq. ft.
Assignor : Ahmad Ridzuan Bin Ismail & Siti Hawa Binti Hashim
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1497(F).11001704424SF/TNH)
Our Ref Address : UMI/UOB1190(1)
 Unit No. C-31-27, Residensi Semarak Platinum, No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur.

15 RESERVE PRICE RM 526,000.00 SIBU, SARAWAK



Description : A DOUBLE-STORY CORNER TERRACED DWELLING HOUSE
Area : Approx 7,031.04 sq. ft.
Assignor : Suzie Kiew Ci (F) & Nancy Kiew Li (F)
Solicitor : M/S Clement & Co. (6082 265826) (UOB-SKC/23325-CC-LV)
Our Ref Address : LIYANA/UOB0846(6)
 No. 2J, Lorong Jeriah Barat 5B2, 96000 Sibu, Sarawak.

16 RESERVE PRICE RM 504,000.00 KUALA LUMPUR



Description : A SERVICE APARTMENT UNIT
Area : Approx 1,076 sq. ft.
Assignor : Ch'Ng Joo Teng
Solicitor : M/S Khaw & Partners (03-2141 7633) (362/218/26979/2016(742))
Our Ref Address : LIYANA/UOB1166(2)
 Unit No. A-27-7, Block A, Residensi Nusantara Petaling, No. 1, Jalan Nusantara Petaling, 58000 Kuala Lumpur.

17 RESERVE PRICE RM 490,000.00 KUALA LUMPUR



Description : A 3-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 904 sq. ft.
Assignor : Mohd Yusof Bin Khushairi
Solicitor : M/S Nik Hussain & Partners (03-27882888) (TKT/298-088/2024/UOB/MYK)
Our Ref Address : ALIN/UOB1196(1)
 Unit No. A-42-06, Residensi 99, Jalan Seri Utara 3, 68100 Kuala Lumpur.

Bumiputra Lot

18 RESERVE PRICE RM 480,000.00 KUALA LUMPUR



Description : A SERVICE APARTMENT
Area : Approx 904 sq. ft.
Assignor : Shasi Tharan Nair A/L Kanagendran Nair & Dhanendran Nair A/L Kanagendran Nair
Solicitor : M/S Chua & Partners (03-2020 2000) (IMHH/UOB/A1457/24/Shasitharanair)
Our Ref Address : ALIN/UOB1186(1)
 Unit No. A-50-03A, Residensi 99, No. 3, Jalan Seri Utara 3, 68100 Kuala Lumpur.

19 RESERVE PRICE RM 475,000.00 SELAYANG



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 Address : LIYANA/UOB1131(4)
 Unit No. B-10-06, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, 68100 Selayang, Kuala Lumpur.

20 RESERVE PRICE RM 460,000.00 SUBANG JAYA



Description : A CONDOMINIUM UNIT
Area : Approx 1,242 sq. ft.
Assignor : Tiong Mang Gang
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1492/24/Tiong Mang Gang)
Our Ref Address : ALIN/UOB1188(1)
 Unit No. B-22-6, Riverdale Tower B, Jalan USJ 1/1Q, USJ One Park, 47500 Subang Jaya, Selangor.

21 RESERVE PRICE RM 450,000.00 PETALING JAYA



Description : AN OFFICE SUITE UNIT
Area : Approx 494 sq. ft.
Assignor : Saraswathy A/P Thangaraju
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T8269/nn)
Our Ref Address : ALIN/UOB1191(1)
 Unit No. Q-25-11, Menara Kayangan Damai, Jalan PUJ 8/1, Damansara Perdana, PUJ 8, 47820 Petaling Jaya, Selangor.

22 RESERVE PRICE RM 430,000.00 KUALA LUMPUR



Description : A DUPLEX OFFICE SUITE
Area : Approx 1,292 sq. ft.
Assignor : Wong Lai Fun & Lim Kar Hoe
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1329/24/Wong Lai Fun)
Our Ref Address : ALIN/UOB1189(1)
 Unit No. C1-05-05 Level 5, Block C1, Arte Cheras, No. 689, Jalan Cheras, Taman Midah, 56000 Kuala Lumpur.

23 RESERVE PRICE RM 410,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 926 sq. ft.
Assignor : Sak Mei Peng
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1489/24/Sak Mei peng)
Our Ref Address : ALIN/UOB1194(1)
 Unit No. 23A-31, Residensi Platinum Teratai, No. 2, Jalan Kuraman, 53000 Kuala Lumpur.

24 RESERVE PRICE RM 405,000.00 KUALA LUMPUR



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

25 RESERVE PRICE RM 350,000.00 KLANG



Description : A THREE-BEDROOM MEDIUM COST APARTMENT WITH A CAR PARKING BAY
Area : Approx 1,044 sq. ft.
Assignor : Mohd Al-Malik Bin Abdul Aziz
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1461.11001704424SF/TNH)
Our Ref Address : UMI/UOB1199(1)
 Unit No. C-07-10, Pangsapuri Palm Garden, Persiaran Bukit Raja, Bandar Baru Klang, 41150 Klang, Selangor.

Bumiputra Lot

26 RESERVE PRICE RM 333,000.00 MIRI



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

27 RESERVE PRICE RM 330,000.00 MELAKA



Description : AN INTERMEDIATE UNIT BUSINESS SUITE
Area : Approx 820 sq. ft.
Assignor : Chian Keng Fai (Zheng Jinghui)
Solicitor : M/S L Y Lu & Co. (07-287 7792) ((NOD/UOB)/240822/CKF/F))
Our Ref Address : UMI/UOB1205(1)
 Unit E-10-8, Block E, Jalan Pkai 2, Pusat Komersial Ayer Keroh, 75450 Hang Tuah Jaya, Melaka.

28 RESERVE PRICE RM 329,000.00 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 Address : LIYANA/UOB1123(4)
 Unit No. D-22-5, Block D, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor.

29 RESERVE PRICE RM 315,000.00 PUTRAJAYA



Description : A RETAIL LOT
Area : Approx 452 sq. ft.
Assignor : Roslan Bin Zainal
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2023/T8146/bc)
Our Ref Address : LIYANA/UOB1168(2)
 Unit No. 102-23A, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya, Wilayah Persekutuan Putrajaya.

30 RESERVE PRICE RM 310,000.00 SIMPANG AMPAT



Description : A SINGLE-STORY TERRACED HOUSE
Area : Approx 1,302 sq. ft.
Assignor : Krishnamal A/P Murlighah & Balakrisnan A/L Suppiah
Solicitor : M/S Hoe & Moira (04-226 6220) (CB23/16)
Our Ref Address : LIYANA/UOB1035(2)
 No. 21, Lorong 13/SS1, Bandar Tasek Mutiara, 14120 Simpang Ampat, Penang.

31 RESERVE PRICE RM 300,000.00 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/UOB/A1221/24/IanJonathan Sithan)
Our Ref Address : LIYANA/UOB1043(7)
 Unit No. D-31-11, Block D, Residensi Damai Meriah, No. 2, Jalan PJU 10/1A, Damansara Damai, 47830 Petaling Jaya, Selangor

32 RESERVE PRICE RM 300,000.00 KUALA LUMPUR



Description : A THREE-BEDROOM APARTMENT UNIT
Area : Approx 900 sq. ft.
Assignor : Md Rahpidi Bin Selamat
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) ((L1365(F).11001704424SF/TNH))
Our Ref Address : UMI/UOB1198(1)
 Unit No. C-21-09, Residensi Pandanmas 2, Lorong Delapan, Kampung Pandan, 55100 Kuala Lumpur.

Bumiputra Lot

33 RESERVE PRICE RM 270,000.00 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/UOB/A1491/24/Chan Mei Leng)
Our Ref Address : LIYANA/UOB1115(4)
 Unit No. T3-08-08, Tower 3, Menara 3, No. 296, Jalan Ampang, 50450 Kuala Lumpur.

34 RESERVE PRICE RM 260,000.00 KUALA LUMPUR



Description : AN APARTMENT UNIT
Area : Approx 1,141 sq. ft.
Assignor : Soon Chee Hock
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2022/R8142/nn(bc))
Our Ref Address : LIYANA/UOB0499(8)
 Unit No. B-15-05, 15th Floor, Block B, Glenview Villa Apartment, Jalan 49, Taman Pinggiran Cheras, Off Jalan Kuari, 56100 Kuala Lumpur.

35 RESERVE PRICE RM 242,000.00 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/UOB/2024/T8134/bc(nn))
Our Ref Address : LIYANA/UOB1130(4)
 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

36 RESERVE PRICE RM 234,000.00 CHERAS



Description : AN APARTMENT UNIT
Area : Approx 936 sq. ft.
Assignor : Chung Lee Kwan
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1399/24/ChungLeeKwan)
Our Ref Address : LIYANA/UOB1124(4)
 Unit No. B-7-10, 7th Floor, Block B, Pangsapuri Tiara Hatamas, Jalan Hatamas Utama, Bukit Hatamas, 43200 Cheras, Selangor

37 RESERVE PRICE RM 231,000.00 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/UOB/2024/T8246/nn)
Our Ref Address : LIYANA/UOB1122(4)
 Unit No. Q-03-03, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor

38 RESERVE PRICE RM 219,000.00 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 : LIYANA/UOB1132(4)
 Unit No. A-20-23A, Blok A, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.

39 RESERVE PRICE RM 214,000.00 SHAH ALAM



Description : A SERVICE APARTMENT UNIT
Area : Approx 728 sq. ft.
Assignor : Fakhrul Aslam Bin Ahmad Shariffuddin
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1378.11001704423SF/TNH)
Our Ref Address : LIYANA/UOB1057(7)
 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

40 RESERVE PRICE RM 205,000.00 SANDAKAN



Description : AN APARTMENT UNIT
Area : Approx 720 sq. ft.
Assignor : Chan Wing Kin
Solicitor : M/S Wong & Shim (088-233171) (WS/RW/L/U-12(13)/EL-AM)
Our Ref Address : ALIN/UOB1202(1)
 Ground Floor, Lot 10, Block D5, Taman Sejati Ujana Apartment, Mile 7, Jalan Airport, 90000 Sandakan, Sabah.

41 RESERVE PRICE RM 198,000.00 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 : LIYANA/UOB1121(4)
 Unit No. D-4-7, Block D, Pangsapuri Putra, Jalan Putra Impian, Taman Putra Impian, 43000 Kajang Selangor

42 RESERVE PRICE RM 191,000.00 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 : LIYANA/UOB0879(10)
 Unit No. D-25-2, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor

Bumiputra Lot

43 RESERVE PRICE RM 188,000.00 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 : LIYANA/UOB1063(7)
 Unit No. Q-03-25, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor

44 RESERVE PRICE RM 167,000.00 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 : LIYANA/UOB1092(6)
 Unit No. A-31-08, Block A, Jalan Teknokrat 6, Cybersquare, Cyber 5, 63000 Cyberjaya, Selangor.

45 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) (Please Advise)
Our Ref Address : LIYANA/UOB1128(4)
 Unit No. C-13-18, Menara C, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor.

46 RESERVE PRICE RM 146,000.00 PETALING JAYA



Description : AN OFFICE UNIT
Area : Approx 301 sq. ft.
Assignor : Leong Yeong Jian
Solicitor : M/S Chua & Partners (03-2020 2000) (Please Advise)
Our Ref Address : LIYANA/UOB1129(4)
 Unit No. C-13-17, Menara C, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor.

47 RESERVE PRICE RM 146,000.00 PENANG



Description : A FLAT UNIT
Area : Approx 474 sq. ft.
Assignor : Koay Chong Wah
Solicitor : M/S Hoe & Moira (04-226 6220) (H&M/MT/ZY/CB166/19)
Our Ref Address : LIYANA/UOB1150(3)
 No. 39-14-28, Krystal Heights, Lintang Delima 14, 11700 Penang.

48 RESERVE PRICE RM 144,000.00 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 : LIYANA/UOB1088(6)
 Unit No. Q-37-30, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor

49	RESERVE PRICE	RM 99,000.00	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	: LIYANA/UOB1100(5)	
	Address	: Unit No. 8-03-1, Front Portion, Lorong Batu Nilam 1D, Bandar Bukit Tinggi, 41200 Klang, Selangor	

**WILL SELL THE PROPERTIES DESCRIBED
BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING
ON WEDNESDAY, THE 14TH DAY OF MAY 2025, 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)

50	RESERVE PRICE	RM 750,000.00	ISKANDAR PUTERI
	Description	: A SMALL OFFICE FLEXIBLE OFFICE (SOFO)	
	Area	: Approx 1,416 sq. ft.	
	Assignor	: Chan Hoel Len	
	Solicitor	: M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1427(B)/24/Chan Hoel Len)	
	Our Ref	: ALIN/UOB1193(1)	
	Address	: No. T1-33A-09, Residensi D' Pristine, Lebuh Medini Utara, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.	

51	RESERVE PRICE	RM 680,000.00	ISKANDAR PUTERI
	Description	: A SMALL OFFICE FLEXIBLE OFFICE (SOFO)	
	Area	: Approx 1,416 sq. ft.	
	Assignor	: Chan Hoel Len	
	Solicitor	: M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1426(A)/24/Chan Hoel Len)	
	Our Ref	: ALIN/UOB1192(1)	
	Address	: No. T2-16-07, Residensi D' Pristine, Lebuh Medini Utara, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.	

52	RESERVE PRICE	RM 559,000.00	ISKANDAR PUTERI
	Description	: A DOUBLE STOREY TERRACE SHOP, INTERMEDIATE LOT	
	Area	: Approx 1,206 sq. ft.	
	Assignor	: Lim Swee Kuen	
	Solicitor	: M/S Chua & Partners (03-2020 2000) (CPR/UOB(A)/2025/24/cyp)	
	Our Ref	: LIYANA/UOB1151(3)	
	Address	: No. 40 & 40-1, Block C, Pusat Perdagangan ION Medini 4, Persiaran Medini Sentral 5, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.	

53	RESERVE PRICE	RM 400,000.00	JOHOR BAHRU
	Description	: A SERVICE APARTMENT	
	Area	: Approx 86 sq. m.	
	Assignor	: Ying Chun Fong & Tan Suet Lee	
	Solicitor	: M/S L Y Lu & Co. (07-287 7792) (NOD(UOB)/250217/YCF.TSL/F))	
	Our Ref	: UMI/UOB1206(1)	
	Address	: Unit No. #08-06, Blok D, Pangsapuri Dedaun Hijau, (also known as Greenfield Regency), Jalan Skudai Lama, 81200 Johor Bahru, Johor.	

54	RESERVE PRICE	RM 290,000.00	JOHOR BAHRU
	Description	: A SERVICE APARTMENT UNIT	
	Area	: Approx 800 sq. ft.	
	Assignor	: Ang Hee Mee	
	Solicitor	: M/S Nik Hussain & Partners (03-27882888) (TKT/298-068/2024/UOB/AHM)	
	Our Ref	: LIYANA/UOB1089(2)	
	Address	: Unit No. 01-06, Menara B, Residensi Masai, Jalan Masai Jaya 2, 81750 Johor Bahru, Johor.	

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
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.

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.

010 2161 147 / 016 2161 047

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03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



coordinator@ehsanauctioneers.com



www.ehsanauctioneers.com

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