



DATE: WEDNESDAY
18-6-2025
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, Co.No.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 18TH JUNE 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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 4,000,000.00	KUALA LUMPUR
	Description	: AN INTERMEDIATE STRATIFIED THREE (3) STOREY TERRACE HOUSE WITH A BASEMENT	
	Area	: Approx 5,584 sq. ft.	
	Assignor	: Wern Poh Wai	
	Solicitor	: M/S Khaw & Partners (03-21417633) (362/218/26979/2016(680))	
	Our Ref Address	: UMI/UOB1212(1) : Unit No. C-5, KH Villa Hartamas, No. 9, Jalan Sri Hartamas 17, Taman Sri Hartamas, 50480 Kuala Lumpur	

2	RESERVE PRICE	RM 950,000.00	KUALA LUMPUR
	Description	: A SERVICE APARTMENT UNIT	
	Area	: Approx 1,539 sq. ft.	
	Assignor	: Tajudin Bin Abd Kadir	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1469.11001704424SF/TNH)	
	Our Ref Address	: UMI/UOB1214(1) : Unit No. A-45-01, Residensi Duta Park, Jalan Kuching, 51200 Kuala Lumpur.	

BUMIPUTRA LOT

3	RESERVE PRICE	RM 788,000.00	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	: WAWA/UOB1126(5) : Unit No. 2-13, Laguna Residences, No. 2A, Jalan SS 7/17, Kelana Jaya, 47301 Petaling Jaya, Selangor.	

4	RESERVE PRICE	RM 754,000.00	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	: WAWA/UOB1171(3) : Unit No. 10-18, Residensi Quill, No. 1018, Jalan Sultan Ismail, 50250 Kuala Lumpur.	

5	RESERVE PRICE	RM 700,000.00	KUALA LUMPUR
	Description	: A SERVICE APARTMENT UNIT	
	Area	: Approx 936 sq. ft.	
	Assignor	: Chung Lin Fah & Chung Mei Lin	
	Solicitor	: M/S Nik Hussain & Partners (03-27882888) (KW/298-150/2023/UOB/CLF)	
	Our Ref Address	: ALIN/UOB1213(1) : Unit No. A-19-3A, Block A, Residensi Inspirasi Mont' Kiara, No. 16, Jalan Kiara 4, Mont' Kiara, 50480 Kuala Lumpur.	

6	RESERVE PRICE	RM 700,000.00	KOTA KINABALU
	Description	: A CONDOMINIUM UNIT	
	Area	: Approx 1,120 sq. ft.	
	Assignor	: Tan Kim Theah	
	Solicitor	: M/S Wong & Shim (088-233171) (WS/RW/C-C-8(1395)/KW/lcw-ad)	
	Our Ref Address	: WAWA/UOB1225(1) : Lot No. 5 (DBKK No. B-05-05), Level 5, Block B, Kondominium Maya @ Likas, Off Jalan Tuaran, 88300 Kota Kinabalu, Sabah.	

7	RESERVE PRICE	RM 666,000.00	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	: WAWA/UOB1197(2) : Unit No. C-21-11, 19 Sentral, Jalan Harapan, Seksyen 19, 46300 Petaling Jaya, Selangor.	

BUMIPUTRA LOT

8	RESERVE PRICE	RM 657,000.00	PUTRAJAYA
	Description	: AN INTERMEDIATE RETAIL LOT	
	Area	: Approx 797 sq. ft.	
	Assignor	: V T Sivamy/vaganam A/L V Thangaraj	
	Solicitor	: M/S Nik Hussain & Partners (03-27882888) (TKT/298-083/2024/UOB/NTS)	
	Our Ref Address	: WAWA/UOB1117(5) : Unit No. L02-12, Level 2, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya.	

9	RESERVE PRICE	RM 657,000.00	GENTING HIGHLAND
	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) (MH/H/UOB/A1407/24/TaiSeeYoon)	
	Our Ref Address	: WAWA/UOB1127(5) : Unit No. E1-2-02, Tower One, Ion Delemen, Jalan Ion Delemen 1, Genting Highlands, 69000 Genting, Pahang.	

10	RESERVE PRICE	RM 648,000.00	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	: WAWA/UOB1169(3) : Unit No. SA2-3-7, Vista Alam, No. 3, Presint 4.5, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam, Selangor.	

11	RESERVE PRICE	RM 621,000.00	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	: WAWA/UOB1152(4) : Unit No. A1-05-3A, Block A1, Lumi Tropicana, No. 2, Persiaran Tropicana, PJU 3, 47410 Petaling Jaya, Selangor	

12	RESERVE PRICE	RM 567,000.00	SHAH ALAM
	Description	: A 2+1 BEDROOM SERVICED APARTMENT UNIT	
	Area	: Approx 883 sq. ft.	
	Assignor	: Tee Suat Puoi	
	Solicitor	: M/S Chua & Partners (03-2020 2000) (MH/H/UOB/A1535/24/TeeSuatPuoi)	
	Our Ref Address	: WAWA/UOB1172(3) : Unit No. E-6-03, Utopolis Urbano, Jalan Kontraktor U1/14, Glenmarie, Seksyen U1, 40150 Shah Alam, Selangor	

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 010 2161 147

13 RESERVE PRICE RM 558,000.00 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 : WAWA/UOB1200(2)
 Unit No. D-33A-13A, Residensi Parkhill, No. 12, Lebuhaya Bukit Jalil, 57000 Bukit Jalil, Kuala Lumpur.

14 RESERVE PRICE RM 554,000.00 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 : WAWA/UOB1203(2)
 Lot No. R-07-08, Block C, K Avenue Sodomon, Jalan Lintas Penampang, 88300 Penampang, Sabah.

15 RESERVE PRICE RM 531,000.00 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 : WAWA/UOB1195(2)
 Unit No. 10-05, Saville @ D'Lake, Jalan Saville, Sepang, 47130 Puchong, Selangor.

16 RESERVE PRICE RM 527,000.00 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 : WAWA/UOB1170(3)
 Unit No. A-30-13, Kediaman Indah Selatan, No. 2, Jalan Kerinchi Kiri 2, 59200 Kuala Lumpur.

17 RESERVE PRICE RM 477,000.00 KUALA LUMPUR



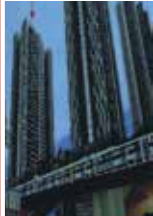
Description : A 3+1 BEDROOM APARTMENT UNIT
Area : Approx 1,184 sq. ft.
Assignor : Ahmad Ridzuan Bin Ismail & Siti Hawa Binti Hashim
Solicitor : M/S SidekTech Wong & Dennis (03-2692 3000) (L1497(F)-11001704424SF/TNH)
Our Ref Address : WAWA/UOB1190(2)
 Unit No. C-31-27, Residensi Semarak Platinum, No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur.

18 RESERVE PRICE RM 474,000.00 SIBU, SARAWAK



Description : A DOUBLE-STOREY 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 : WAWA/UOB0846(7)
 No. 2J, Lorong Jeriah Barat 5B2, 96000 Sibu, Sarawak.

19 RESERVE PRICE RM 454,000.00 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 : WAWA/UOB1166(3)
 Unit No. A-27-7, Block A, Residensi Nusantara Petaling, No. 1, Jalan Nusantara Petaling, 58000 Kuala Lumpur.

20 RESERVE PRICE RM 441,000.00 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 : WAWA/UOB1196(2)
 Unit No. A-42-06, Residensi 99, No. 3, Jalan Seri Utara 3, 68100 Kuala Lumpur.

21 RESERVE PRICE RM 432,000.00 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) (MHH/UOB/A1457/24/Shasitha rannair)
Our Ref Address : WAWA/UOB1186(2)
 Unit No. A-50-03A, Residensi 99, Jalan Seri Utara 3, 68100 Kuala Lumpur.

22 RESERVE PRICE RM 430,000.00 PUCHONG



Description : A CONDOMINIUM UNIT
Area : Approx 1,141 sq. ft.
Assignor : Koh Chi Yoong
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T8619/nn)
Our Ref Address : ALIN/UOB1215(1)
 Unit No. B-37-09, Block B, Residensi Aurora, Jalan Pingiran Prima 1, Taman Pingiran Prima, 47150 Puchong, Selangor.

23 RESERVE PRICE RM 428,000.00 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 : WAWA/UOB1131(5)
 Unit No. B-10-06, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, 68100 Selayang, Kuala Lumpur.

24 RESERVE PRICE RM 420,000.00 PETALING JAYA



Description : AN OFFICE SUITE
Area : Approx 689 sq. ft.
Assignor : Chai Chern Vern
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T8320/nn)
Our Ref Address : ALIN/UOB1224(1)
 Unit No. C-07-31, Menara C, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor.

25 RESERVE PRICE RM 414,000.00 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 : WAWA/UOB1188(2)
 Unit No. B-22-6, Riverdale Tower B, Jalan USJ 1/1Q, USJ One Park, 47500 Subang Jaya, Selangor.

26 RESERVE PRICE RM 405,000.00 PETALING JAYA



Description : AN OFFICE SUITE UNIT
Area : Approx 494 sq. ft.
Assignor : Saraswathi A/P Thangaraju
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T8269/nn)
Our Ref Address : WAWA/UOB1191(2)
 Unit No. Q-25-11, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor.

27 RESERVE PRICE RM 400,000.00 CYBERJAYA



Description : A TWO-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 929 sq. ft.
Assignor : Tam Chiew Hoong
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T8570/nn)
Our Ref Address : ALIN/UOB1211(1)
 Unit No. T1-28-08, Sky Park Tower 1, Jalan Teknokrat 1, Cyber 3, 63000 Cyberjaya, Selangor.

28 RESERVE PRICE RM 380,000.00 SERI KEMBANGAN



Description : AN INTERMEDIATE 3-BEDROOM APARTMENT
Area : Approx 980 sq. ft.
Assignor : Roy Cheah Chee Seong & Linda Cheah Yim Ling
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T8278/nn)
Our Ref Address : ALIN/UOB1218(1)
 Unit No. B-18-6, Green Park Residence, Jalan Green Park Residence, 43300 Seri Kembangan, Selangor.

29 RESERVE PRICE RM 369,000.00 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 : WAWA/UOB1194(2)
 Unit No. 23A-31, Residensi Platinum Teratai, No. 2, Jalan Kuraman, 53000 Kuala Lumpur.

30 RESERVE PRICE RM 365,000.00 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 : WAWA/UOB1153(4)
 Unit No. D-43-03A, Residensi 99, No. 3, Jalan Seri Utara, 68100 Kuala Lumpur.

31 RESERVE PRICE RM 360,000.00 SUBANG JAYA  Description : A SERVICE APARTMENT UNIT Area : Approx 646 sq. ft. Assignor : Mohd Anuar Bin Jaafar @ Abdullah Solicitor : M/S Gibb & Co. Our Ref Address : (03-2856 9771) (GCKL/UOB/2024/T8569/nn) : ALIN/UOB1217(1) : Unit No. 11-25, Residensi The Edge, Persiaran Subang Indah, USJ 1, 47600 Subang Jaya, Selangor BUMIPUTRA LOT	32 RESERVE PRICE RM 330,000.00 KUALA LUMPUR  Description : A CONDOMINIUM UNIT Area : Approx 822 sq. ft. Assignor : Mohd Sufian Bin Abd Wahab & Rose Solicitor : Farah Ashidah Binti Abd Rashid Our Ref Address : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1533.11001704424SF/TNH) : UMI/UOB1223(1) : Unit No. A-30-06, Zen 2 @ Residensi Minest, No. 62, Jalan Sinar Sentul 4, 51000 Kuala Lumpur.	33 RESERVE PRICE RM 315,000.00 KLANG  Description : A THREE-BEDROOM MEDIUM COST Area : Approx 1,044 sq. ft. Assignor : Mohd Al-Malik Bin Abdul Aziz Solicitor : M/S Sidek Teoh Wong & Dennis Our Ref Address : (03-2692 3000) ((L1461.11001704424SF/TNH)) : WAWA/UOB1199(2) : Unit No. C-07-10, Pangsapuri Palm Garden, Persiaran Bukit Raja / KU1, Bandar Baru Klang, 41150 Klang, Selangor BUMIPUTRA LOT
34 RESERVE PRICE RM 300,000.00 MIRI  Description : AN APARTMENT UNIT (TYPE Area : Approx 67.61 sq. m. Assignor : Michael Ukab Missak & Andy Selutan Solicitor : M/S Clement I & I Co. Our Ref Address : (082-265826) (UOB-MUMI/24126/JY-LV) : WAWA/UOB1167(3) : Unit No. 14880-B1-2, Storey No. 1, Building Block B, Amber Max, Off Jalan Bakam, 98000 Miri, Sarawak.	35 RESERVE PRICE RM 297,000.00 PUCHONG  Description : A CORNER 3-BEDROOM SERVICED Area : Approx 1,096 sq. ft. Assignor : Koh Soon Hong Solicitor : M/S Chua & Partners Our Ref Address : (03-2020 2000) (MH/UOB/A1412/24/Koh Soon Hong) : WAWA/UOB1123(5) : Unit No. D-22-5, Block D, Koi Prima, Jalan Pingiran Mas, Taman Mas Langat, 47130 Puchong, Selangor.	36 RESERVE PRICE RM 297,000.00 MELAKA  Description : AN INTERMEDIATE UNIT BUSINESS Area : Approx 820 sq. ft. Assignor : Chian Keng Fai (Zheng Jinghui) Solicitor : M/S L Y Lu & Co. Our Ref Address : (07-287 7792) ((NOD/UOB)/240822/CKF/F)) : WAWA/UOB1205(2) : Unit E-10-8, Block E, Jalan Pkak 2, Pusat Komersial Ayer Keroh, 75450 Hang Tuah Jaya, Melaka.
37 RESERVE PRICE RM 290,000.00 CHERAS  Description : A SMALL OFFICE VERSATILE Area : Approx 603 sq. ft. Assignor : Foo Khee Meng Solicitor : M/S Gibb & Co. Our Ref Address : (03-2856 9771) (GCKL/UOB/2022/R8111/nn) : ALIN/UOB1221(1) : Unit No. 10-3A, Menara Montana, No. 1A, Jalan Damai Purnama, Alam Damai, 56000 Cheras, Kuala Lumpur.	38 RESERVE PRICE RM 284,000.00 PUTRAJAYA  Description : A RETAIL LOT Area : Approx 452 sq. ft. Assignor : Roslan Bin Zainal Solicitor : M/S Gibb & Co. Our Ref Address : (03-2856 9771) (GCKL/UOB/2023/T8146/bc) : WAWA/UOB1168(3) : Unit No. L02-23A, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya, Wilayah Persekutuan Putrajaya.	39 RESERVE PRICE RM 280,000.00 CYBERJAYA  Description : A SERVICED APARTMENT UNIT Area : Approx 904 sq. ft. Assignor : Wong Chen Yu Solicitor : M/S Chua & Partners Our Ref Address : (03-2020 2000) (MH/UOB/A1433/24/WongChengYu) : UMI/UOB1216(1) : Unit No. B-19-07, Menara B, The Arc, Cyber 11, 63000 Cyberjaya, Selangor
40 RESERVE PRICE RM 280,000.00 SHAH ALAM  Description : A SMALL OFFICE/FLEXIBLE Area : Approx 420 sq. ft. Assignor : Ang Huan Ren & Ang Lei Lee Solicitor : M/S Gibb & Co. Our Ref Address : (03-2856 9771) (GCKL/UOB/2024/T8084/nn) : ALIN/UOB1220(1) : Unit No. 13-17, Suria Jaya, Jalan Padang Jawa, Seksyen 16, 40200 Shah Alam, Selangor.	41 RESERVE PRICE RM 243,000.00 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 Our Ref Address : (03-2020 2000) (MH/UOB/A1491/24/Chan Mei Leng) : WAWA/UOB1115(5) : Unit No. T3-08-08, Tower 3, Menara 3, No. 296, Jalan Ampang, 50450 Kuala Lumpur.	42 RESERVE PRICE RM 234,000.00 KUALA LUMPUR  Description : AN APARTMENT UNIT Area : Approx 1,141 sq. ft. Assignor : Soon Chee Hock Solicitor : M/S Gibb & Co. Our Ref Address : (03-2856 9771) (GCKL/UOB/2022/R8142/nn(bc)) : WAWA/UOB0499(9) : Unit No. B-15-05, 15th Floor, Block B, Glenview Villa Apartment, Jalan 49, Taman Pingiran Cheras, Off Jalan Kuari, 56100 Kuala Lumpur.
43 RESERVE PRICE RM 218,000.00 SHAH ALAM  Description : A STUDIO SUITE Area : Approx 498 sq. ft. Assignor : Muhammad Firdaus Bin Dahlan & Solicitor : Halimatun Saadiah Binti Ismail Our Ref Address : (03-2856 9771) (GCKL/UOB/2024/T8134/bc(nn)) : WAWA/UOB1130(5) : Unit No. S-26-13A, Block S, Edusentral, No. 1, Jalan Setia Murni U 13/51, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor. BUMIPUTRA LOT	44 RESERVE PRICE RM 210,000.00 SERIKEMBANGAN  Description : A UNIT OF SOHO (SMALL OFFICE Area : Approx 559 sq. ft. Assignor : Clarence James Solicitor : M/S Gibb & Co. Our Ref Address : (03-2856 9771) (GCKL/UOB/2023/S8372) : ALIN/UOB1222(1) : Unit No. B-22-08, Block B, 3 Elements, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor	45 RESERVE PRICE RM 208,000.00 PETALING JAYA  Description : AN INTERMEDIATE OFFICE SUITE Area : Approx 342 sq. ft. Assignor : Lau Kin Lok Solicitor : M/S Nik Hussain & Partners Our Ref Address : (03-2856 9771) (GCKL/UOB/2024/T8246/nn) : WAWA/UOB1122(5) : Unit No. Q-03-03, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor
46 RESERVE PRICE RM 198,000.00 KAJANG  Description : A ONE-BEDROOM SMALL OFFICE Area : Approx 452 sq. ft. Assignor : Syazana Binti Che Seman Solicitor : M/S Sidek Teoh Wong & Dennis Our Ref Address : (03-2692 3000) (L1492.11001704424SF/TNH) : WAWA/UOB1132(5) : Unit No. A-20-23A, Blok A, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.	47 RESERVE PRICE RM 185,000.00 SANDAKAN  Description : AN APARTMENT UNIT Area : Approx 720 sq. ft. Assignor : Chan Wing Kin Solicitor : M/S Wong & Shim Our Ref Address : (088-233171) (WS/RW/L/12-13/EL-AM) : WAWA/UOB1202(2) : Ground Floor, Lot 10, Block D5, Taman Sejati Ujana Apartment, Mile 7, Jalan Airport, 90000 Sandakan, Sabah.	48 RESERVE PRICE RM 170,000.00 PETALING JAYA  Description : AN OFFICE SUITE UNIT Area : Approx 397 sq. ft. Assignor : Marie Claire Sabrina Dawson Solicitor : M/S Nik Hussain & Partners Our Ref Address : (03-27882888) (KW/298-057/2024/UOB/MC) : WAWA/UOB1063(8) : Unit No. Q-03-25, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor

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

56	RESERVE PRICE	RM 504,000.00	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) : WAWA/UOB11511(4)	
	Our Ref Address	: No. 40 & 40-1, Block C, Pusat Perdagangan ION Medini 4, Persiaran Medini Sentral 5, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.	

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal blue or grey lines across its entire width. The lines are uniform in thickness and color, providing a clean template for writing or drawing. There are no margins, text, or other markings present on the page.

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)]



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