



DATE: WEDNESDAY
7-5-2025
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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www.ehsanauctioneers.com

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 7TH 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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 5,200,000.00	PETALING JAYA
	Description	: A 3-STOREY VILLA : Approx 4,004 sq. ft. : Jason Tan Hock Lye & Kuak Mee Ing (F) Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) : (L1222(F).11001704424SF/TNH)) : LIYANA/UB01174(1) Our Ref Address : No. 15, Jalan BU 5/2, The Effingham, Bandar Utama, 47800 Petaling Jaya, Selangor	
2	RESERVE PRICE	RM 1,655,000.00	KUALA LUMPUR
	Description	: A TRIPLEX CONDOMINIUM : Approx 3,358 sq. ft. : Janasegi Sdn. Bhd. Assignor Solicitor : M/S Khaw & Partners (03-2141 7633) : (362/218/26979/2016(374)) : FIFAH/UB01067(6) Our Ref Address : A3-2, Amarin Wickham, No. 6, Jalan Wickham, 55000 Kuala Lumpur	
3	RESERVE PRICE	RM 972,000.00	SEMENYIH
	Description	: A STRATIFIED DOUBLE STOREY SEMI-DETACHED HOUSE : Approx 3,197 sq. ft. : Ch'Ng Joo Teng Assignor Solicitor : M/S Khaw & Partners (03-2141 7633) : (390/337/31329/2024) : FIFAH/UB01147(3) Our Ref Address : Premises No. 40, Jalan Eco Majestic 2/2B, Eco Majestic, 43500 Semenyih, Selangor	
4	RESERVE PRICE	RM 730,000.00	KEPONG
	Description	: A 3+1-BEDROOM SERVICED APARTMENT UNIT : Approx 980 sq. ft. : Lee Goon Hiong & Lee Mui Ming Assignor Solicitor : M/S Nik Hussain & Partners (03-27882888) : (KW/298-146/2023/UB0/LGH&LMM) Our Ref Address : ALIN/UB01180(1) : Unit No. B-13-5, Blok Baris @ Amanja, Jalan Desa 2/2, Desa Aman Puri, 52100 Kepong, Kuala Lumpur.	
5	RESERVE PRICE	RM 689,000.00	KUALA LUMPUR
	Description	: A 2-BEDROOM DUPLEX SERVICED APARTMENT WITH A CAR PARKING BAY : Approx 861 sq. ft. : Mahendran A/L Paramasevam Assignor Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) : (L1495.11001704424SF/TNH) : FIFAH/UB01142(3) Our Ref Address : Unit No. MK3-35-13A, Arte Mont Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.	
6	RESERVE PRICE	RM 680,000.00	SEPANG
	Description	: A STRATIFIED DOUBLE STOREY MID TERRACED HOUSE : Approx 1,399 sq. ft. : G Eswrnat A/L Gingaiah Assignor Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) : (L921(F).11001704422JCS/WS) Our Ref Address : UMI/UB01185(1) : Premises No. 12A, Jalan Sunsuria 3B/6, Monet Springtime, Bandar Sunsuria, 43900 Sepang, Selangor	
7	RESERVE PRICE	RM 567,000.00	SHAH ALAM
	Description	: A 3-BEDROOM APARTMENT UNIT : Approx 1,079 sq. ft. : Jackson Ng Assignor Solicitor : M/S Chua & Partners (03-2020 2000) : (MH/UB01487/24/Jackson Ng) : FIFAH/UB01139(3) Our Ref Address : Unit No. B-11-09, Block B, Pangsapuri Nadayu 801, No. 1, Jalan Zuhrah U5/163, Taman Subang Murni, 40150 Shah Alam, Selangor	
8	RESERVE PRICE	RM 540,000.00	SUNGAI BESI
	Description	: A THREE-BEDROOM CONDOMINIUM WITH TWO CAR PARKING LOTS (FOR 3 CARS) : Approx 1,154 sq. ft. : Ooi Saw Leong Assignor Solicitor : M/S Khaw & Partners (03-2141 7633) : (362/218/26979/2016 (C-68)) : LIYANA/UB01173(1) Our Ref Address : Unit No. E-3A-2, Midfields 2, Kondominium Sungai Besi, No. 1, Jalan Besi Kawi, Off Lebuhraya Sungai Besi, 57100 Kuala Lumpur.	
9	RESERVE PRICE	RM 526,000.00	WANGSA MAJU
	Description	: A CONDOMINIUM UNIT : Approx 1,518 sq. ft. : Tan Ee Choe & Tung Ting Feng Assignor Solicitor : M/S Chua & Partners (Kl) (03-2020 2000) : (MH/UB01261/24/TanEeChoe) : FIFAH/UB0892(6) Our Ref Address : Unit No. C-21-8, Residensi Infiniti 3, No. 1, Jalan Seri Wangsa 2, Wangsa Maju, 53300 Wangsa Maju, Kuala Lumpur.	
10	RESERVE PRICE	RM 470,000.00	SUBANG JAYA
	Description	: A UNIT OF SOHO (SMALL OFFICE HOME OFFICE) : Approx 560 sq. ft. : Balachander A/L Viji Koma Assignor Solicitor : M/S Khaw & Partners (03-2141 7633) : (362/218/26979/2016(589)) : FIFAH/UB0865(2) Our Ref Address : Unit No. 1-19-01, Tower 1, Grand Subang Jaya, Jalan SS 15/8A, 47500 Subang Jaya, Selangor	
11	RESERVE PRICE	RM 459,000.00	KUALA LUMPUR
	Description	: AN OFFICE SUITE : Approx 829 sq. ft. : Lim Ju Li (F) Assignor Solicitor : M/S Khaw & Partners (03-2141 7633) : (390/284/31147/2024) : FIFAH/UB01161(2) Our Ref Address : Unit No. 13-06, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur.	
12	RESERVE PRICE	RM 438,000.00	SUNGAI BESI
	Description	: A 3-BEDROOM SERVICED APARTMENT : Approx 1,141 sq. ft. : Mohd Redha Bin Mohd Ridzuan & Nur Asyikin Binti Abdul Jalil Assignor Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) : (L1468.11001704424SF/TNH) : FIFAH/UB01110(4) Our Ref Address : Unit No. D3-23-1, Blok 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 405,000.00 MIRI



Description : A SINGLE-STOREY SEMI DETACHED DWELLING HOUSE
Area : Approx 407.00 sq. m.
Assignor : Yong Swee Liung & Anizan Binti Sulaiman
Solicitor : M/S Clement I & I Co. (082-265826) (UOB-YSL/24103/JY-LV)
Our Ref Address : FIFAH/UB1145(3)
 Lot 10279, Desa Viana, Off Jalan Bakam, 98000 Miri, Sarawak.

14 RESERVE PRICE RM 405,000.00 MIRI



Description : A 1 1/2 STOREY INTERMEDIATE TERRACED HOUSE
Area : Approx 213.70 sq. m.
Assignor : Mohd Firdaus Abdullah
Solicitor : M/S Clement I & I Co. (082-265826) (UOB-MFA/24150/JY-LV)
Our Ref Address : FIFAH/UB1156(2)
 Survey Lot 12302 of Parent Lot 7954, Block 5, Lambir Land District, 98000 Miri, Sarawak.

15 RESERVE PRICE RM 400,000.00 SUBANG JAYA



Description : A 1-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 678 sq. ft.
Assignor : Ho Kim Hun
Solicitor : M/S Khaw & Partners (03-2141 7633) (390/362/31451/2025)
Our Ref Address : LIYANA/UB1175(1)
 Unit No. A13-11, USJ One, Jalan Persiaran Subang Permai, USJ 1, 47500 Subang Jaya, Selangor

16 RESERVE PRICE RM 400,000.00 SUBANG JAYA



Description : A 1-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 678 sq. ft.
Assignor : Ho Kim Hun
Solicitor : M/S Khaw & Partners (03-2141 7633) (390/362/31452/2025)
Our Ref Address : LIYANA/UB1176(1)
 Unit No. A13-10, USJ One, Jalan Persiaran Subang Permai, USJ 1, 47500 Subang Jaya, Selangor

17 RESERVE PRICE RM 381,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 1,100 sq. ft.
Assignor : Ho Hann Wen
Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-025/2023/UOB/HHW)
Our Ref Address : FIFAH/UB1135(3)
 Unit No. A-23-3A, Block A, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

18 RESERVE PRICE RM 381,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 678 sq. ft.
Assignor : Tan Yoon Keong
Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-022/2023/UOB/TYK)
Our Ref Address : FIFAH/UB1136(3)
 Unit No. A13-11, USJ One, Jalan Persiaran Subang Permai, USJ 1, 47500 Subang Jaya, Selangor

19 RESERVE PRICE RM 378,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 1,100 sq. ft.
Assignor : Ho Chai Wenn & Ngoi Han Ting
Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-083/2023/UOB/HWC&NHT)
Our Ref Address : FIFAH/UB1137(3)
 Unit No. B-7-6, Block B, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

20 RESERVE PRICE RM 369,000.00 KUALA LUMPUR



Description : AN OFFICE SUITE
Area : Approx 635 sq. ft.
Assignor : Lim Ju Li (F)
Solicitor : M/S Khaw & Partners (03-2141 7633) (390/282/31145/2024)
Our Ref Address : FIFAH/UB1159(2)
 Unit No. 12-05, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur

21 RESERVE PRICE RM 369,000.00 KUALA LUMPUR



Description : AN OFFICE SUITE
Area : Approx 635 sq. ft.
Assignor : Lim Ju Li (F)
Solicitor : M/S Khaw & Partners (03-2141 7633) (390/283/31146/2024)
Our Ref Address : FIFAH/UB1160(2)
 Unit No. 13-05, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur.

22 RESERVE PRICE RM 369,000.00 TELOK PANGLI GARANG



Description : AN APARTMENT
Area : Approx 1,001 sq. ft.
Assignor : Cham Woi Can
Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-125/2023/UOB/CWC)
Our Ref Address : FIFAH/UB1163(2)
 Unit No. D-15-09, Blok D, Pangsapuri Tropicana Aman 1, Jalan Aman Simfoni 1, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor

23 RESERVE PRICE RM 365,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 1,000 sq. ft.
Assignor : Chen Tjan Yee
Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-047/2023/UOB/CTY)
Our Ref Address : FIFAH/UB1138(3)
 Unit No. B-9-3A, Block B, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

24 RESERVE PRICE RM 365,000.00 SHAH ALAM



Description : A SERVICE APARTMENT
Area : Approx 630 sq. ft.
Assignor : Tania Bianca Nathan
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UB/2024/T8404/nn)
Our Ref Address : LIYANA/UB1177(1)
 Unit No. P-09-03A, 9th Floor, Block Princeton, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor Darul Ehsan

25 RESERVE PRICE RM 360,000.00 KUALA LUMPUR



Description : AN OFFICE SUITE
Area : Approx 829 sq. ft.
Assignor : Chong Kim Song
Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-108/2023/UOB/CKS)
Our Ref Address : UMI/UB1178(1)
 Unit No. 10-1, Wisma Trax (Wisma 730), Jalan Lima, Off Jalan Chan Sow Lin, 52200 Kuala Lumpur.

26 RESERVE PRICE RM 343,000.00 PUTRAJAYA



Description : A THREE-BEDROOM SERVICE APARTMENT WITH A CAR PARKING LOT (2 BAYS)
Area : Approx 958 sq. ft.
Assignor : Tan Shu How & Lim Shiet Lee
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UB/A1462/24/Tan Shu How)
Our Ref Address : FIFAH/UB1081(6)
 Unit No. CNB-13A-08, Conezion Residences, Persiaran IRC 3, IOI Resort City, 62502 Putrajaya, Selangor

27 RESERVE PRICE RM 341,000.00 PETALING JAYA



Description : AN OFFICE SUITE
Area : Approx 689 sq. ft.
Assignor : Harper Links Services (M) Sdn. Bhd., Lai Kok Haw & Kit Sin Thyie
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/A1500/LAI KOK HAW)
Our Ref Address : FIFAH/UB1133(3)
 Unit No. C-08-25, 8th Floor, Menara C, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor.

28 RESERVE PRICE RM 330,000.00 CYBERJAYA



Description : A CORNER TWO (2) BEDROOM SERVICED APARTMENT UNIT
Area : Approx 667 sq. ft.
Assignor : Danny Wang Loke Juan
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UB/2024/T8082/nn)
Our Ref Address : ALIN/UB1181(1)
 Unit No. A-01-06, Suite A, D'pulze Apartment, D'pulze, Lingkaran Cyber Point Timur, Cyber 12, 63000 Cyberjaya, Selangor.

29 RESERVE PRICE RM 329,000.00 CHERAS



Description : A 3-BEDROOM SERVICED APARTMENT
Area : Approx 775 sq. ft.
Assignor : Wong Wai Hou
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UB/A1455/24/Wong Wai Hou)
Our Ref Address : FIFAH/UB112(4)
 Unit No. B-31-03, Residensi Cheras Selatan, Jalan Dataran Cheras 7, Balakong 43200 Cheras, Selangor

30 RESERVE PRICE RM 324,000.00 CYBERJAYA



Description : AN END UNIT OFFICE
Area : Approx 1,012 sq. ft.
Assignor : Chong Hui Khiong
Solicitor : M/S Khaw & Partners (03-2141 7633) (362/218/26979/2019(345))
Our Ref Address : FIFAH/UB1134(3)
 Unit No. 06-22, Kenningston Business Centre, Persiaran Kreatif, Off Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor

31 RESERVE PRICE RM 322,000.00 CHERAS

Description : A SERVICE APARTMENT UNIT
Area : Approx 1,020 sq. ft.
Assignor : Lee Yiat Li & Lee Jun Hui
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref Address : (KW/298-116/2023/UOB/LYL)
 : FIFAH/UOB1109(4)
 : Unit No. A-10-7, 10th Floor, Block A, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor

32 RESERVE PRICE RM 320,000.00 BATU CAVES

Description : A DESIGNER SUITE
Area : Approx 624 sq. ft.
Assignor : Ang Bin Bin
Solicitor : M/S Gibb & Co. (03-2856 9771)
Our Ref Address : (GCKL/UOB/2024/T8617/nn)
 : ALIN/UOB1179(1)
 : Unit No. C-27-23A, 168 Residensi Selayang, KM12, Jalan Ipoh – Rawang, 68100 Batu Caves, Selangor

33 RESERVE PRICE RM 316,000.00 PETALING JAYA

Description : A 2+1 BEDROOM SERVICED APARTMENT UNIT
Area : Approx 678 sq. ft.
Assignor : Mohammad Fakhruallah Bin Zulkifli & Nor Azimah Binti Mohd Khir Johari
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1366.11001704424SF/TNH)
 : FIFAH/UOB1015(4)
 : Unit No. C-25-13A, Block C, Residensi Damai Meriah, No. 2, Jalan PJU 10/1A, Damansara Damai, 47830 Petaling Jaya, Selangor.

34 RESERVE PRICE RM 315,000.00 SERI KEMBANGAN

Description : A SERVICE APARTMENT
Area : Approx 861 sq. ft.
Assignor : Kok Chin Ann & Low Kok Seng
Solicitor : M/S Khaw & Partners (03-2141 7633)
Our Ref Address : (362/218/26979/2016 (740))
 : FIFAH/UOB1162(2)
 : Unit No. A-15-10, Tower A, Amerin Residence, Persiaran Impian Indah, 43300 Seri Kembangan, Selangor

35 RESERVE PRICE RM 300,000.00 BATU CAVES

Description : A STUDIO SERVICED APARTMENT UNIT
Area : Approx 538 sq. ft.
Assignor : Chan Chee Chung
Solicitor : M/S Gibb & Co. (03-2856 9771)
Our Ref Address : (GCKL/UOB/2024/T8568/nn)
 : ALIN/UOB1183(1)
 : Unit No. C-20-07, 168 Residensi Selayang, KM12, Jalan Ipoh – Rawang, 68100 Batu Caves, Selangor.

36 RESERVE PRICE RM 282,000.00 NILAI

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

37 RESERVE PRICE RM 276,000.00 TUARAN

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

38 RESERVE PRICE RM 256,000.00 SEMENYIH

Description : A 3-BEDROOM APARTMENT UNIT
Area : Approx 818 sq. ft.
Assignor : Jeferi Bin Mohd Anuar
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1437.11001704424SF/TNH)
 : FIFAH/UOB1111(4)
 : Unit No. 13-12, Residensi Damai, Jalan Damai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor

39 RESERVE PRICE RM 235,000.00 PETALING JAYA

Description : A SERVICE SUITE UNIT
Area : Approx 438 sq. ft.
Assignor : Teh Sid Hong
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1418.11001704424SF/TNH)
 : FIFAH/UOB1144(3)
 : Unit No. B-8-32, Block B, Boulevard 51, Jalan SS 9A/18, Seksyen 51A, 47300 Petaling Jaya, Selangor

40 RESERVE PRICE RM 212,000.00 SEMENYIH

Description : A SERVICE APARTMENT
Area : Approx 979 sq. ft.
Assignor : Cheow Wai Kit
Solicitor : M/S Gibb & Co. (03-2856 9771)
Our Ref Address : (GCKL/UOB/2024/T8126/NN)
 : FIFAH/UOB1106(4)
 : Unit No. B-13-02, Block B, Ascotte Boulevard, Jalan Bandar Rinching 6/1, Bandar Rinching, 43500 Semenyih, Selangor

41 RESERVE PRICE RM 188,000.00 PETALING JAYA

Description : A SOHO (SMALL OFFICE HOME OFFICE)
Area : Approx 617 sq. ft.
Assignor : Heng Fock Ooi & Cheah Mooi Fah (F)
Solicitor : M/S Gibb & Co. (03-2856 9771)
Our Ref Address : (GCKL/UOB/2024/T8252/nn)
 : FIFAH/UOB1028(7)
 : Unit No. M-17-05, Level 17, Menara M (Blok M), Empire City, No. 8, Jalan Damansara, PJU 8, 47820 Petaling Jaya, Selangor

42 RESERVE PRICE RM 187,000.00 SEMENYIH

Description : AN APARTMENT UNIT
Area : Approx 861 sq. ft.
Assignor : Mohamad Zareman Bin Zulkifli
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1226(F).11001704424SF/TNH)
 : FIFAH/UOB1104(4)
 : Unit No. M02-16-13, Block M02, Pangsapuri Camellia, Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor

43 RESERVE PRICE RM 187,000.00 KAJANG

Description : A SOHO (SMALL OFFICE HOME OFFICE)
Area : Approx 452 sq. ft.
Assignor : Salmah Binti Laronda
Solicitor : M/S Gibb & Co. (03-2856 9771)
Our Ref Address : (GCKL/UOB/2024/T827)
 : FIFAH/UOB1140(3)
 : Unit No. B-14-09, Block B, Residensi Rimbun, Jalan Zamrud Utama, Persiaran Kajang 2, 43000 Kajang, Selangor

44 RESERVE PRICE RM 183,000.00 SEMENYIH

Description : AN APARTMENT UNIT
Area : Approx 850 sq. ft.
Assignor : Mohamad Zareman Bin Zulkifli
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1225(F).11001704424SF/TNH)
 : FIFAH/UOB1105(4)
 : Unit No. S02-07-02, Block S02, Pangsapuri Cassia, Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor

45 RESERVE PRICE RM 130,000.00 PETALING JAYA

Description : A STUDIO OFFICE SUITE
Area : Approx 451 sq. ft.
Assignor : Yong See Heng & Yong Yin Yin (F)
Solicitor : M/S Gibb & Co. (03-2856 9771)
Our Ref Address : (GCKL/UOB/2024/T8047)
 : FIFAH/UOB1033(7)
 : Unit No. A-38-03, Menara Halo (Menara A), Empire City, No. 8, Jalan Damansara, Damansara Perdana, 47820 Petaling Jaya, Selangor

46 RESERVE PRICE RM 126,000.00 MELAKA

Description : A BUSINESS SUITE
Area : Approx 820 sq. ft.
Assignor : Law Sip Yian (Liu Jiyen)
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref Address : (KW/298-126/2023/UOB/LSY)
 : FIFAH/UOB0964(6)
 : No. E-5-4, Block E, Jalan PKAK 2, Pusat Komersial Ayer Keroh, 75450 Hang Tuah Jaya, Melaka.

47 RESERVE PRICE RM 60,000.00 SEREMBAN

Description : A COMMERCIAL RETAILS UNIT
Area : Approx 195.56 sq. ft.
Assignor : Noor Zaimah Binti Mohd Zaidi
Solicitor : M/S Chua & Partners (Jb) (07-3510510)
Our Ref Address : (CPR/UOB(A)1671/24/CYP)
 : FIFAH/UOB0882(10)
 : No. L2-062, Unicity Mall, Pusat Komersial Seksyen 3, Seremban 3, 70300 Seremban, Negeri Sembilan.

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

49	RESERVE PRICE	RM 490,000.00	JOHOR BAHRU
	Description	: AN APARTMENT UNIT	
	Area	: Approx 1,163 sq. ft.	
	Assignor	: Lim Chee Yong	
	Solicitor	: M/S Chua & Partners (03-2020 2000)	
	Our Ref	: UMI/UOB1184(1)	
	Address	: No. #07-14, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 81200 Johor Bahru, Johor.	

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 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)]



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

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Ehsan Auctioneers Sdn Bhd



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www.ehsanauctioneers.com

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
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