



DATE: WEDNESDAY
13-10-2021
TIME: 3.00 P.M.

PROPERTY AUCTION SALE

**UNITED OVERSEAS
BANK (MALAYSIA) BHD**



EHSAN *Online* AUCTION

VIA ONLINE BIDDING AT:

www.ehsanauctioneers.com

MESSRS EHSAN AUCTIONEERS SDN. BHD. (617309-U)



HQ OFFICE Suite C-20-3A, Level 20, Block C,
Megan Avenue II, Jalan Yap Kwan Seng,
50450 Kuala Lumpur

H/P NO. 016 2161 047
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 Ehsan Auctioneers Sdn Bhd

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 www.ehsanauctioneers.com

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

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON UNITED OVERSEAS BANK (MALAYSIA) BHD, THE ASSIGNEE / BANK BY THE ASSIGNOR(S)/CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING

ON WEDNESDAY, THE 13TH DAY OF OCTOBER, 2021,
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.



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prospective bidders should note that any propert(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 1,360,000.00 | KUALA LUMPUR |
|  | Description : STRATIFIED OFFICE LOT Area : Approx 1,700 sq. ft. Assignor : David Lim Cheu Ming & Lam Sau Ling Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L845.110.017.044.21JCS/WS) Our Ref Address : HANA/UOB0274(1) Unit No. D-21-03, Menara Suezcap 1, KL Gateway, No. 2, Jalan Kerinchi, Gerbang Kerinchi Lestari, 59200 Kuala Lumpur. | |

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| 2 | RESERVE PRICE RM 1,296,000.00 | BATU CAVES |
|  | Description : AN INTERMEDIATE FOUR STOREY TERRACE HOUSE Area : Approx 1,841 sq. ft. Assignor : Lean Hin Woh Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0795JRL/HL/21/WS) Our Ref Address : HANA/UOB0262(3) No. 40, Jalan 3/9, Taman Residen Tiara, Bandar Baru Selayang, 68100 Batu Caves, Selangor. | |

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| 3 | RESERVE PRICE RM 1,134,000.00 | KUALA LUMPUR |
|  | Description : CONDOMINIUM UNIT Area : Approx 1,916 sq. ft. Assignor : Thomas Charlesworth Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0807JRL/HL/21/WS) Our Ref Address : HANA/UOB0252(3) Unit No. A-10-01, Kondominium Arata, No. 11, Jalan Syers, Bukit Tunku, 50480 Kuala Lumpur. | |

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| 4 | RESERVE PRICE RM 1,080,000.00 | KUALA LUMPUR |
|  | Description : CONDOMINIUM UNIT Area : Approx 1,690 sq. ft. Assignor : Abu Hanif Md Mahfuzul Arif Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0800JRL/HL/21/WS) Our Ref Address : HANA/UOB0265(2) Unit No. 19-3A, Idaman Residence, No. 8, Jalan Law Yew Swee, 50250 Kuala Lumpur. | |

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| 5 | RESERVE PRICE RM 1,053,000.00 | KUALA LUMPUR |
|  | Description : SERVICE APARTMENT UNIT Area : Approx 1,582 sq. ft. Assignor : Neo Seng Hock Solicitor : M/S Chua & Partners (Tel: 03-2020 2000) (MHH/UOB/A821/21/NeoSeng) Our Ref Address : HANA/UOB0246(3) Unit No. 28-06, Suasana Bukit Ceylon, No. 2, Persiaran Raja Chulan, 50200 Kuala Lumpur. | |

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| 6 | RESERVE PRICE RM 1,000,000.00 | KUALA LUMPUR |
|  | Description : CORNER 3 +1 BEDROOM SERVICE APARTMENT Area : Approx 1,259 sq. ft. Assignor : Mohammadmahdi Karimi Noori Solicitor : M/S Chua & Partners (Tel: 03-2020 2000) (MHH/UOB/A833/21/Mohammadmahdi) Our Ref Address : HANA/UOB0271(1) Unit No. B-33-6, Setia Sky Residences, No. 76, Jalan Raja Muda Abdul Aziz, Off Jalan Tun Razak, 50300 Kuala Lumpur. | |

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| 7 | RESERVE PRICE RM 990,000.00 | KUALA LUMPUR |
|  | Description : 2 BEDROOM SERVICE APARTMENT Area : Approx 1,211 sq. ft. Assignor : Wong Swee Huong & Loe Yoong Kim Solicitor : M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/26979/2016(399)) Our Ref Address : HANA/UOB0232(3) Unit No. VR2-03A-13, V Residence 2, Lingkaran SV3, Sunway Velocity, 55100 Kuala Lumpur. | |

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| 8 | RESERVE PRICE RM 960,000.00 | KUALA LUMPUR |
|  | Description : STRATIFIED OFFICE LOT Area : Approx 1,200 sq. ft. Assignor : Chen Mingsen Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0817JRL/HL/21/WS) Our Ref Address : NADIA/UOB0275(1) Unit No. D-25-01, Menara Suezcap 1, KL Gateway No. 2, Jalan Kerinchi, Gerbang Kerinchi Lestari, 59200 Kuala Lumpur. | |

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| 9 | RESERVE PRICE RM 950,000.00 | KUALA LUMPUR |
|  | Description : 2+1 BEDROOM SERVICE APARTMENT UNIT Area : Approx 1,259 sq. ft. Assignor : Mary Wu Mei-li & D C Daniel Wu Solicitor : M/S Gibb & Co. (Tel: 03-28569771) (GCKL/UOB/2020/P8118/nn) Our Ref Address : NADIA/UOB0283(1) Unit No. A-7-6, Setia Sky Residences, No. 76, Jalan Raja Muda Abdul Aziz, 50400 Kuala Lumpur. | |

10 RESERVE PRICE RM 794,000.00 KUALA LUMPUR



Description : 3 BEDROOM APARTMENT UNIT
Area : Approx 1,152 sq. ft.
Assignor : Hew Pooi Yee
Solicitor : M/S Gibb & Co.
 (Tel: 03-2856 9771)
 (GCKL/UOB/2021/Q8146/nn)
Our Ref Address : HANA/UOB0261(3)
 : Unit No. 18-05, Residensi Gen, No. 89, Jalan Kuchai 3, 58200 Kuala Lumpur.

11 RESERVE PRICE RM 730,000.00 KUALA LUMPUR



Description : SERVICE APARTMENT
Area : Approx 1,127 sq. ft.
Assignor : Zhang Erlei & Tuo, Linwei
Solicitor : M/S Chua & Partners
 (Tel: 03-2020 2000)
 (MHH/UOB/A832/21/ZhangErlei)
Our Ref Address : HANA/UOB0273(1)
 : Unit No. T2-39-03A, Arte Plus @ Jalan Ampang, No. 3, Lorong Ampang 1, 55000 Kuala Lumpur.

12 RESERVE PRICE RM 720,000.00 KUALA LUMPUR



Description : DUPLEX SERVICE APARTMENT UNIT
Area : Approx 859 sq. ft.
Assignor : Tan Shau Fung
Solicitor : M/S Gibb & Co.
 (Tel: 03-28569771)
 (GCKL/UOB/2021/Q8161/nn)
Our Ref Address : NADIA/UOB0282(1)
 : Unit No. MK2-27-3A, 27th Floor, Tower MK 2, Arte Mont' Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.

13 RESERVE PRICE RM 697,000.00 BAYAN LEPAS



Description : 1-BEDROOM HOTEL SUITE
Area : Approx 968 sq. ft.
Assignor : Rachel Renee Hor Foong Yim
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (JCS/UOB/L0805JRL/HL/21/WS)
Our Ref Address : NADIA/UOB0250(3)
 : Unit No. 22-06, The Lexis Suites @ Penang, No 28, Jalan Teluk Kumbang, 11920 Bayan Lepas, Penang.

14 RESERVE PRICE RM 650,000.00 CHERAS



Description : 3 BEDROOM APARTMENT
Area : Approx 1,550 sq. ft.
Assignor : Wong Pak Seng & Lai Foong Yee
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (L826.110.017.044.21JCS/WS)
Our Ref Address : NADIA/UOB0279(1)
 : Unit No. B-17-2, Block B, Jalan Sayang 1, Green Residence, 43200 Cheras, Selangor.

15 RESERVE PRICE RM 576,000.00 CHERAS



Description : 3+1-BEDROOM APARTMENT UNIT
Area : Approx 1,797 sq. ft.
Assignor : Hong Mun Fatt & Hiew Mei Kee
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (JCS/UOB/L0747JRL/HL/20/WS)
Our Ref Address : NADIA/UOB0083(3)
 : Unit No. A-17-03, Kondominium Casa Green, Jalan Casa Green, 43200 Cheras, Selangor.

16 RESERVE PRICE RM 637,000.00 KUALA LUMPUR



Description : AN INTERMEDIATE 2-BEDROOM DUPLEX SUITE UNIT
Area : Approx 726 sq. ft.
Assignor : Chan Wai Leong, Gerard
Solicitor : M/S Gibb & Co.
 (Tel: 03-2856 9771)
 (GCKL/UOB/2020/P8113/nn)
Our Ref Address : NADIA/UOB0240(4)
 : Unit No. MK1-22-16, Arte Mont' Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.

17 RESERVE PRICE RM 599,400.00 KUALA LUMPUR



Description : RETAIL LOT
Area : Approx 339.0 sq. ft.
Assignor : Name Shop Sdn Bhd
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (JCS/UOB/L0440JRL(F)SME/18/WS)
Our Ref Address : NADIA/UOB0269(1)
 : Unit No. 05-84, 5th Floor, Berjaya Times Square, No 1, Jalan Imbi, 55100 Kuala Lumpur.

18 RESERVE PRICE RM 567,000.00 PASIR PANJANG



Description : UNIT OF WATER CHALET
Area : Approx 926 sq. ft.
Assignor : Kyaw Naing Oo
Solicitor : M/S Khaw & Partners
 (Tel: 03-2141 7633)
 (390/64/29166/2021)
Our Ref Address : NADIA/UOB0258(3)
 : Unit No. 457, Panorama Pool Villa (Seaview), Lexis Hibiscus, PT 7561, Batu 12, Jalan Pantai, 71250 Pasir Panjang, Negeri Sembilan.

19 RESERVE PRICE RM 558,000.00 BRICKFIELDS



Description : STRATIFIED OFFICE LOT
Area : Approx 822.30 sq. ft.
Assignor : David Lim Chee Cheong & Thang Yeen Yook
Solicitor : M/S Gibb & Co.
 (Tel: 03-2856 9771)
 (GCKL/UOB/P8019/2020/nn)
Our Ref Address : NADIA/UOB0203(3)
 : Unit No. L6-9, Tingkat 6, Menara Sentral Vista, No. 150, Jalan Sultan Abdul Samad, Brickfields, 50470 Kuala Lumpur.

20 RESERVE PRICE RM 532,900.00 SHAH ALAM



Description : NEWLY COMPLETED OFFICE UNIT
Area : Approx 1,160 sq. ft.
Assignor : Dalal Technology Sdn. Bhd.
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (JCS/UOB/L0686JRL(F)SME/19/WS)
Our Ref Address : HANA/UOB0108(4)
 : A-10-08, Blok A, No. 3, Pejabat Radia, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

21 RESERVE PRICE RM 511,900.00 SHAH ALAM



Description : NEWLY COMPLETED OFFICE UNIT
Area : Approx 1,113 sq. ft.
Assignor : Dalal Technology Sdn. Bhd.
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (JCS/UOB/L0686JRL(F)SME/19/WS)
Our Ref Address : HANA/UOB0110(4)
 : A-10-05, Blok A, No. 3, Pejabat Radia, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

22 RESERVE PRICE RM 470,000.00 KEPONG



Description : 3-BEDROOM APARTMENT UNIT
Area : Approx 1,100 sq. ft.
Assignor : Tan Chin Chai & Cha Ping Liang
Solicitor : M/S Gibb & Co.
 (Tel: 03-2856 9771)
 (GCKL/UOB/P8022/2020/nn)
Our Ref Address : NADIA/UOB0278(1)
 : Unit No. D-36-07, Residensi Henge, No. 9, Jalan Metro Perdana Barat, Taman Metropolitan, 52100 Kepong, Kuala Lumpur.

23 RESERVE PRICE RM 469,200.00 SHAH ALAM



Description : NEWLY COMPLETED OFFICE UNIT
Area : Approx 1,022 sq. ft.
Assignor : Dalal Technology Sdn. Bhd.
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (JCS/UOB/L0686JRL(F)SME/19/WS)
Our Ref Address : HANA/UOB0109(4)
 : A-10-07, Blok A, No. 3, Pejabat Radia, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

24 RESERVE PRICE RM 469,200.00 SHAH ALAM



Description : NEWLY COMPLETED OFFICE UNIT
Area : Approx 1,022 sq. ft.
Assignor : Dalal Technology Sdn. Bhd.
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (JCS/UOB/L0686JRL(F)SME/19/WS)
Our Ref Address : HANA/UOB0112(4)
 : A-10-06, Blok A, Pejabat Radia, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

25 RESERVE PRICE RM 440,000.00 KUALA LUMPUR



Description : AN INTERMEDIATE SERVICED SUITE
Area : Approx 529 sq. ft.
Assignor : Abdul Rasyid Bin Rajab
Solicitor : M/S Khaw & Partners (Tel: 03-2141 7633) (362/433/28354/2019)
Our Ref : HANA/UOB0272(1)
Address : Unit No. 13-3A, Menara Flexus, No. 92, Jalan Kuching, 51200 Kuala Lumpur.

BUMI UNIT

26 RESERVE PRICE RM 397,000.00 SHAH ALAM



Description : NEWLY COMPLETED OFFICE UNIT
Area : Approx 864 sq. ft.
Assignor : Dalal Technology Sdn. Bhd.
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0686JRL(F)SME/19WS)
Our Ref : HANA/UOB0111(4)
Address : A-10-11, Blok A, No. 3, Pejabat Radia, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

27 RESERVE PRICE RM 397,000.00 SHAH ALAM



Description : NEWLY COMPLETED OFFICE UNIT
Area : Approx 864 sq. ft.
Assignor : Dalal Technology Sdn. Bhd.
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0686JRL(F)SME/19WS)
Our Ref : HANA/UOB0113(4)
Address : A-10-10, Blok A, Pejabat Radia, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

28 RESERVE PRICE RM 381,000.00 WANGSA MAJU



Description : 3-BEDROOM APARTMENT UNIT
Area : Approx 1,267 sq. ft.
Assignor : Hormatallah Rafiei Rasoul
Solicitor : M/S TK Ooi & Nadira (Tel: 03-2031 9988) (UOBF/1-21)
Our Ref : NADIA/UOB0259(3)
Address : Unit No. D-15-2, Villa Wangsamas Condominium, No. 2, Jalan Seri Wangsa 2, Wangsa Maju, 53300 Kuala Lumpur.

29 RESERVE PRICE RM 370,000.00 KUALA LUMPUR



Description : SERVICE APARTMENT
Area : Approx 1,022.58 sq. ft.
Assignor : Rudi Wansyah & Rina Lidya
Solicitor : M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/2021/Q8181/nn)
Our Ref : NADIA/UOB0277(1)
Address : Unit No. A-12-9, Block A, Putra Mejestik, No. 2A, Jalan Kasipillay, 51200 Kuala Lumpur.

30 RESERVE PRICE RM 310,000.00 CYBERJAYA



Description : UNIT OF SOHO (SMALL OFFICE HOME OFFICE)
Area : Approx 579 sq. ft.
Assignor : Ahmad Zakwan Bin Mohd Yusoff
Solicitor : M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/2020/P8088/nn)
Our Ref : HANA/UOB0270(1)
Address : Unit No. B-21-09, 21st Floor, Block B, Hyve @ Cyber Bistari, Jalan Impact, Cyber 6, 63000 Cyberjaya, Selangor.

31 RESERVE PRICE RM 309,000.00 CYBERJAYA



Description : STRATIFIED OFFICE LOT
Area : Approx 1,055 sq. ft.
Assignor : Murali A/L Balakrishnan
Solicitor : M/S Khaw & Partners (Tel: 03-2141 7633) (390/28/28901/2020)
Our Ref : NADIA/UOB0218(5)
Address : Unit No. 08-19, Level 8, Kengwingston Business Centre, Kengwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.

32 RESERVE PRICE RM 300,000.00 KAJANG



Description : 3-BEDROOM APARTMENT UNIT
Area : Approx 1,055 sq. ft.
Assignor : Mohd Azri Bin Kasim & Rusida Binti Olthman
Solicitor : M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/2021/Q8205/nn)
Our Ref : NADIA/UOB0276(1)
Address : Unit No. B-12-21 Block B, Residensi Zamrud, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor.

33 RESERVE PRICE RM 297,000.00 PETALING JAYA



Description : SMALL OFFICE HOME OFFICE (SOHO)
Area : Approx 402 sq. ft.
Assignor : Tan Yi Shing, Yau Siew Lan (F) & RT Corporate Holdings Sdn. Bhd.
Solicitor : M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/P8002/2020/nn)
Our Ref : NADIA/UOB0263(2)
Address : Unit No. D-03-02, Blok Empire SOHO 2, Empire Damansara, No 2, Jalan PJU 8/8A, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor.

34 RESERVE PRICE RM 284,000.00 AMPANG



Description : CONDOMINIUM UNIT
Area : Approx 1,442.37 sq. ft.
Assignor : Mazlinawati Binti Mohd Ali
Solicitor : M/S Nik Hussain & Partners (Tel: 03-27882888) (VC/298-035/2017/UOB/MBMA)
Our Ref : NADIA/UOB0215(5)
Address : Unit No. A31, Menara Mutiara, Taman Tun Abdul Razak, 68000 Ampang, Selangor.

BUMI LOT

35 RESERVE PRICE RM 272,000.00 PUCHONG



Description : 3 BEDROOM SERVICE APARTMENT
Area : Approx 1,085 sq. ft.
Assignor : Chan Zhi Kun
Solicitor : M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/P8120/2020)
Our Ref : NADIA/UOB0243(3)
Address : Unit No. O-10-20, Blok O, D'Aman Residence, Jalan Dagang Mas 5, 47130 Puchong, Selangor.

36 RESERVE PRICE RM 211,000.00 BATU CAVES



Description : AN APARTMENT UNIT
Area : Approx 872 sq. ft.
Assignor : Vijandran A/L S Maniam
Solicitor : M/S KF Low & Co. (Tel: 03-7710 1388) (LKF/F/7101/21)
Our Ref : NADIA/UOB0249(3)
Address : Unit No. A-13-07, 13th Floor, Block A, Lakeview Apartment, Taman Jasa Perwira, 68100 Batu Caves, Selangor.

37 RESERVE PRICE RM 167,000.00 MELAKA



Description : SERVICE SUITE
Area : Approx 227 sq. ft.
Assignor : Chong Chin Tieng
Solicitor : M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR/UOB(A)1381/2020/cyp)
Our Ref : HANA/UOB0231(4)
Address : Unit No. C-19-20, Hatten Suites @ Hatten City, Jalan Melaka Raya 23, Taman Melaka Raya, 75000 Melaka.

38 RESERVE PRICE RM 150,000.00 PETALING JAYA



Description : LOW COST APARTMENT
Area : Approx 664 sq. ft.
Assignor : Afandi Bin Abdullah
Solicitor : M/S K F Low & Co. (Tel: 03-7710 1388) (LKF/F/7098/21)
Our Ref : NADIA/UOB0268(1)
Address : Unit No. B-12-13, 12th Floor, Block B, Rumah Pangsa Kayu Ara, No. 29, Jalan Teratai, PJU 6A, 47400 Petaling Jaya, Selangor.

39 RESERVE PRICE RM 135,000.00 BANDAR HILIR, MELAKA



Description : BUSINESS SUITE
Area : Approx 290 sq. ft.
Assignor : Mohd Rizal Bin Ibrahim
Solicitor : M/S Chua & Partners (Tel: 03-2020 2000) (LSN/UOB/A716/19/MohdRizal)
Our Ref : NADIA/UOB0183(3)
Address : Unit No. 10-09 (Hotel Room No. 1117), The Imperial Heritage, Jalan Merdeka, Bandar Hilir, 75000 Melaka.

BUMI UNIT

40 RESERVE PRICE RM 130,000.00 BANDAR HILIR, MELAKA



Description : BUSINESS SUITE
Area : Approx 284 sq. ft.
Assignor : Mohd Rizal Bin Ibrahim
Solicitor : M/S Chua & Partners
 (Tel: 03-2020 2000)
Our Ref : NADIA/UOB0182(3)
Address : Unit No. 09-10 (Hotel Room No. 1018), The Imperial Heritage, Jalan Merdeka, Bandar Hilir, 75000 Melaka.

BUMI UNIT

Outstanding Charges Covered By Bank

- Maintenance Charges**
Caj Penyelenggaraan
- Quit Rent**
Cukai Tanah
- Assesment**
Cukai Pintu

Up to auction date only (Terms & Conditions Apply.)

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING

ON WEDNESDAY, THE 13TH DAY OF OCTOBER, 2021, 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)

41 RESERVE PRICE RM 729,000.00 ISKANDAR PUTERI



Description : AN APARTMENT, 3 BEDROOMS
Area : Approx 1,561 sq. ft.
Assignor : Puah Wei Jian Leslie
Solicitor : M/S Chua & Partners (JB)
 (Tel: 07-3510510)
Our Ref : HANA/UOB0256(3)
Address : Unit No. B-23-9, Residensi Iskandar, Persiaran Medini Utara 3, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.

42 RESERVE PRICE RM 510,000.00 MASAI



Description : 2 BEDROOMS SERVICE APARTMENT
Area : Approx 1,151.74 sq. ft.
Assignor : Tan Yew Mai (Chen Yaomei)
Solicitor : M/S Chua & Partners (JB)
 (Tel: 07-3510510)
Our Ref : HANA/UOB0267(1)
Address : Unit No. #37-08, Blok B, Kota Lindungan Hijau, Jalan Mersawa 16, Taman Cahaya Kota Puteri, 81750 Masai, Johor.

43 RESERVE PRICE RM 462,000.00 ISKANDAR PUTERI



Description : 1 BEDROOM SERVICE APARTMENT
Area : Approx 954 sq. ft.
Assignor : Howell Richard John
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
Our Ref : HANA/UOB0254(3)
Address : Unit No. T2-L15-01, Residensi Encorp, Persiaran Dato Seri Amar Diraja, Pengkalen Puteri, 79000 Iskandar Puteri, Johor.

44 RESERVE PRICE RM 432,000.00 ISKANDAR PUTERI



Description : AN APARTMENT, 2 ROOMS
Area : Approx 817 sq. ft.
Assignor : Nirmala A/P Velliasamy & Selvam A/L Krishnan
Solicitor : M/S Gibb & Co.
 (Tel: 03-2856 9771)
Our Ref : HANA/UOB0264(2)
Address : Unit No. 3-20-11, Residensi Laman Medini, Persiaran Medini Utara 8, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.

45 RESERVE PRICE RM 422,000.00 JOHOR BAHRU



Description : 4 ROOMS SERVICE APARTMENT - CORNER UNIT
Area : Approx 1,453 sq. ft.
Assignor : Siti Khadijah Binti Mohd Yusop
Solicitor : M/S Chua & Partners
 (Tel: 03-2020 2000)
Our Ref : NADIA/UOB0247(2)
Address : Unit No. #14-14, Blok B, Pangsapuri Putra Mewah, Jalan Segenting, Taman Bukit Mewah, 81200 Johor Bahru, Johor.

46 RESERVE PRICE RM 380,000.00 JOHOR BAHRU



Description : 3 BEDROOMS SERVICE APARTMENT
Area : Approx 1,097 sq. ft.
Assignor : Aw Shao Ling
Solicitor : M/S Chua & Partners (JB)
 (Tel: 07-3510510)
Our Ref : HANA/UOB0280(1)
Address : Unit No. B-03-01, Blok B, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.

47 RESERVE PRICE RM 370,000.00 JOHOR BAHRU



Description : 3 BEDROOMS SERVICE APARTMENT
Area : Approx 1,097 sq. ft.
Assignor : Aw Shao Ling
Solicitor : M/S Chua & Partners (JB)
 (Tel: 07-3510510)
Our Ref : HANA/UOB0281(1)
Address : Unit No. B-02-13, Blok B, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.

48 RESERVE PRICE RM 365,000.00 JOHOR BAHRU



Description : 2 BEDROOMS SERVICED CONDOMINIUM
Area : Approx 807 sq. ft.
Assignor : Chen Ian
Solicitor : M/S Chua & Partners (JB)
 (Tel: 07-3510510)
Our Ref : HANA/UOB0219(4)
Address : Unit No. #14-09, Blok A, Pangsapuri Paragon, Jalan Tengku Petri 1, 80200 Johor Bahru, Johor.

49 RESERVE PRICE RM 341,000.00 ISKANDAR PUTERI



Description : SERVICE APARTMENT UNIT
Area : Approx 703 sq. ft.
Assignor : Irene Aw Ai Tin
Solicitor : M/S Gibb & Co.
 (Tel: 03-2856 9771)
Our Ref : HANA/UOB0260(3)
Address : Unit No. T2-L13-03, Residensi Encorp, Persiaran Dato Seri Amar Diraja, Pengkalen Puteri, 79000 Iskandar Puteri, Johor.

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| 50 | RESERVE PRICE | RM 330,000.00 | JOHOR BAHRU |
|  | Description : 3 BEDROOMS APARTMENT Area : Approx 1,163 sq. ft. Assignor : Loong Tien Keong Solicitor : M/S Chua & Partners (Tel: 07-3510510) Our Ref : HANA/UOB0138(6) Address : Unit No. #13-14, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 81200 Johor Bahru, Johor. | | |

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| 51 | RESERVE PRICE | RM 297,000.00 | JOHOR BAHRU |
|  | Description : 3 BEDROOMS APARTMENT UNIT Area : Approx 1,195 sq. ft. Assignor : Hoh Kum Sin Solicitor : M/S Nik Hussain & Partners (Tel: 03-2788 2888) (VC/298-002/2019/UOB/HKS) Our Ref : NADIA/UOB0081(7) Address : #08-02, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 80350 Johor Bahru, Johor. | | |

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| 52 | RESERVE PRICE | RM 297,000.00 | JOHOR BAHRU |
|  | Description : 3 BEDROOMS APARTMENT Area : Approx 1,163 sq. ft. Assignor : San Yet Fong Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A811/20/SanYetFong) Our Ref : NADIA/UOB0221(5) Address : Unit No. #24-19, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 81200 Johor Bahru, Johor. | | |

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| 53 | RESERVE PRICE | RM 278,000.00 | JOHOR BAHRU |
|  | Description : 3 BEDROOMS SERVICE APARTMENT Area : Approx 1,097 sq. ft. Assignor : Chow Pik San Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A803/20/ChowPikSan) Our Ref : HANA/UOB0225(4) Address : Unit No. B-04-12, Blok B, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor. | | |

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| 54 | RESERVE PRICE | RM 251,000.00 | JOHOR BAHRU |
|  | Description : 3 BEDROOMS SERVICE APARTMENT Area : Approx 1,097 sq. ft. Assignor : Low Boon Kian Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A807/20/LowBoonKian) Our Ref : NADIA/UOB0223(5) Address : Unit No. A-04-12, Blok A, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor. | | |

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| 55 | RESERVE PRICE | RM 171,000.00 | JOHOR BAHRU |
|  | Description : 1 BEDROOM APARTMENT Area : Approx 549 sq. ft. Assignor : Zairil Anuar Bin Md Noor Solicitor : M/S TK Ooi & Nadira (Tel: 03-2031 9988) (UOBF/6-20) Our Ref : NADIA/UOB0170(7) Address : #05-21, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 81200 Johor Bahru, Johor. | | |

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.

PROSPECTIVE BIDDERS MAY BID ONLINE AT

www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

03 2161 6649 / 016 216 1047

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?



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.



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

MESSRS EHSAN AUCTIONEERS SDN. BHD. (617309-U)

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