



DATE: THURSDAY
13-2-2025
TIME: 3.00 P.M.

PROPERTY AUCTION SALE

**UNITED OVERSEAS
BANK (MALAYSIA) BHD**



EHSAN *Online* AUCTION

VIA ONLINE BIDDING AT:

www.ehsanauctioneers.com

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



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

HQ OFFICE

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

H/P NO.

010 2161 147 / 016 2161 047

TEL NO.

03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



hema@ehsanauctioneers.com



www.ehsanauctioneers.com

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 THURSDAY, THE 13TH FEBRUARY 2025, AT 3.00 P.M.
IN THE AFTERNOON, AT "EHSAN AUCTION HALL" SUITE C-0-3A, LEVEL UG, BLOCK C,
MEGAN AVENUE II, NO.12, JALAN YAP KWAN SENG, 50450 KUALA LUMPUR.**

**EHSAN
Online
AUCTION**

PROSPECTIVE BIDDERS MAY SUBMIT BIDS FOR THE PROPERTY ONLINE VIA www.ehsanauctioneers.com (FOR ONLINE BIDDING, PLEASE REGISTER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DAY FOR REGISTRATION & VERIFICATION PURPOSES)

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reasons of such withdrawal. All prospective bidders are advised to inspect the subject property(ies), seek independent legal advice on the Condition of Sale conduct an official title search at the relevant Land Office and to make enquiries with the Developer and/or other relevant authorities on the terms of the consent to the sale herein prior to the auction sale. The successful bidder shall be responsible to obtain the consent of the developer for the direct transfer if individual/strata title issued.

1	RESERVE PRICE	RM 2,268,000.00	KUALA LUMPUR	 Description : A TRIPLEX CONDOMINIUM Area : Approx 3,358 sq. ft. Assignor : Janasegi Sdn. Bhd. Solicitor : M/S Khaw & Partners (03-2141 7633) (362/218/26979/2016(374)) Our Ref Address : FIFAH/IOB1067(3) : A3-2, Amarin Wickham, No. 6, Jalan Wickham, 55000 Kuala Lumpur
2	RESERVE PRICE	RM 1,215,000.00	TANJONG BUNGAH	 Description : A 3-BEDROOM CONDOMINIUM Area : Approx 2,203 sq. ft. Assignor : Ooi Chuan Aun & Nyum Sooh Chiang Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-065/2024/IOB/OCANNSC) Our Ref Address : FIFAH/IOB1086(3) : No. 1B-18-3, Lintang Lembah Permai 17, Mira Residence, 11200 Tanjung Bungah, Pulau Pinang.
3	RESERVE PRICE	RM 887,000.00	KUALA LUMPUR	 Description : A THREE PLUS ONE-BEDROOM CONDOMINIUM WITH A TWO CAR PARKING BAYS Area : Approx 2,024 sq. ft. Assignor : Prithibala Rajesh Bafna & Lalit Jograj Bafna Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-037/2024/IOB/PR&LJ) Our Ref Address : FIFAH/IOB0982(5) : Unit No. B-12-3A, Verticas Residensi, No. 10, Jalan Ceylon, Bukit Ceylon, 50200 Kuala Lumpur.
4	RESERVE PRICE	RM 630,000.00	SHAH ALAM	 Description : A SERVICE APARTMENT UNIT Area : Approx 1,044 sq. ft. Assignor : Yee Poo Foong & Liew Jia Er Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/IOB/A1170/23/Yee Poo Foong) Our Ref Address : LIYANA/IOB1108(1) : Unit No. C-23-3A, Setia City Residences, No. 6, Jalan Setia Dagang AH U13/AH, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor
5	RESERVE PRICE	RM 624,000.00	KUALA LUMPUR	 Description : A DUPLEX SMALL OFFICE HOME OFFICE (SOHO) WITH A CAR PARKING BAY Area : Approx 947 sq. ft. Assignor : Lee Kok Soon & Lee Kam Chuen Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-033/2024/IOB/LKS&LKC) Our Ref Address : FIFAH/IOB0985(5) : Unit No. B-17-01, Wisma Infinitum, Jalan Dewan Sultan Sulaiman, Off Jalan TAR, 50300 Kuala Lumpur.
6	RESERVE PRICE	RM 600,000.00	SUNGAI BESI	 Description : A 3-BEDROOM SERVICED APARTMENT Area : Approx 1,141 sq. ft. Assignor : Mohd Redha Bin Mohd Ridzuan & Nur Asyikin Binti Abdul Jalil Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1468/110017/04424SF/TNH) Our Ref Address : LIYANA/IOB1110(1) : Unit No. D3-23-1, Blok D3, Residensi Bandar Razak, No.1, Jalan Razak Mansion, 57100 Sungai Besi, Kuala Lumpur.
7	RESERVE PRICE	RM 599,000.00	PETALING JAYA	 Description : A THREE-BEDROOM SERVICE APARTMENT WITH TWO CAR PARKING BAYS Area : Approx 1,227 sq. ft. Assignor : Muhamad Saifullah Aslam Bin Asmad Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1277(F).11001704424SF/TNH) Our Ref Address : FIFAH/IOB0933(5) : Unit No. B-10-10, Residensi Dana 15 (AraTre), D15, Jalan PJU 1A/46, 47301 Petaling Jaya, Selangor
8	RESERVE PRICE	RM 527,000.00	SUNGAI BESI	 Description : A THREE-BEDROOM CONDOMINIUM WITH A DOUBLE-CAR PARKING LOT Area : Approx 1,216 sq. ft. Assignor : Emmanuel Tan Soon Hee Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-032/2024/IOB/ET) Our Ref Address : FIFAH/IOB0990(3) : Unit No. A-20-5, Trinity Aquata, No. 2, Jalan 1/141, Off Lebuhraya Sungai Besi, 57100 Kuala Lumpur.
9	RESERVE PRICE	RM 480,000.00	SERIKEMBANGAN	 Description : A SERVICE APARTMENT UNIT Area : Approx 1,141 sq. ft. Assignor : Ang Boon Fong Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-144/2023/IOB/ABF) Our Ref Address : FIFAH/IOB1009(2) : Unit No. C-10-08, 10th Floor, Block C, Residensi Equine, Jalan Equine, Taman Equine, Bandar Putra Permai, 43300 Seri Kembangan, Selangor
10	RESERVE PRICE	RM 474,000.00	PUCHONG	 Description : A THREE-BEDROOM SERVICED APARTMENT UNIT Area : Approx 985 sq. ft. Assignor : Eng Chong Huat Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-009/2024/IOB/ECH) Our Ref Address : FIFAH/IOB0946(6) : B-20-03, Pavilion, Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor
11	RESERVE PRICE	RM 470,000.00	PETALING JAYA	 Description : A SERVICE APARTMENT UNIT Area : Approx 646 sq. ft. Assignor : Lee Jia Wai Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/IOB/A1411/24/Lee Jia Wai) Our Ref Address : FIFAH/IOB1069(3) : Unit No. C-10-06, Block C, Cantara Residences, No. 6, Jalan PJU 1A/42B, Ara Damansara, 47301 Petaling Jaya, Selangor
12	RESERVE PRICE	RM 470,000.00	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/IOB/A1462/24/Tan Shu How) Our Ref Address : FIFAH/IOB1081(3) : Unit No. CNB-13A-08, Conezion Residences, Persiaran IRC 3, IOI Resort City, 62502 Putrajaya, Selangor

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KEBUTUHAN CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 010 2161 147

13 RESERVE PRICE RM 460,000.00 JALAN KLANG LAMA, KUALA LUMPUR

Description : A THREE-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 1,033 sq. ft.
Assignor Solicitor : Francis A/L Gabriel
 : M/S Nik Hussain & Partners (03-27882888)
 (KW/298-015/2024/UOB/FG)
Our Ref Address : FIFAH/UOB0989(5)
 : Unit No. B1-30-05, Residensi Pasir Emas, No. 6, Jalan Kampung Pasir, Off Jalan Klang Lama, 58200 Kuala Lumpur.



14 RESERVE PRICE RM 450,000.00 CHERAS

Description : A 3-BEDROOM SERVICED APARTMENT
Area : Approx 775 sq. ft.
Assignor Solicitor : Wong Wai Hou
 : M/S Chua & Partners (03-2020 2000)
 (MHH/UOB/A1455/24/Wong Wai Hou)
Our Ref Address : LIYANA/UOB1112(1)
 : Unit No. B-31-03, Residensi Cheras Selatan, Jalan Dataran Cheras 7, Balakong 43200 Cheras, Selangor



15 RESERVE PRICE RM 440,000.00 CHERAS

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



16 RESERVE PRICE RM 427,000.00 SERI KEMBANGAN

Description : A CORNER 4-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 1,152 sq. ft.
Assignor Solicitor : Tan Eng Wah
 : M/S Nik Hussain & Partners (03-2788 2946)
 (KW/298-019/2024/UOB/TEW)
Our Ref Address : FIFAH/UOB0917(7)
 : Unit No. B-15-07, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor.



17 RESERVE PRICE RM 389,000.00 KOTA DAMANSARA

Description : A SERVICE APARTMENT UNIT
Area : Approx 958 sq. ft.
Assignor Solicitor : Peh Kai Suan
 : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
 (L1368.11001704424SF/TNH)
Our Ref Address : FIFAH/UOB1070(3)
 : Unit No. N-11-8, Block N, I- Residen, Persiaran Surian, Seksyen 4, 47810 Kota Damansara, Selangor.



18 RESERVE PRICE RM 385,000.00 NILAI

Description : A 3-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 962 sq. ft.
Assignor Solicitor : Norbasyazana Binti Baharudin
 : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
 (L1394.11001704424SF/TNH)
Our Ref Address : LIYANA/UOB1103(1)
 : Unit No. A-31-4, Menara A, Pangsapuri Perkhidmatan Residensi KLIA, Jalan Pusat Niaga KLIA 6, 71800 Nilai, Negeri Sembilan.



19 RESERVE PRICE RM 381,000.00 SERI KEMBANGAN

Description : A SERVICE APARTMENT UNIT
Area : Approx 1,260 sq. ft.
Assignor Solicitor : Wong Suit Ing
 : M/S Chua & Partners (03-2020 2000)
 (MHH/UOB/A1424/24/Wong Suit Ing)
Our Ref Address : FIFAH/UOB1071(3)
 : Unit No. B-11-16, Tower B, Amerin Residence, Persiaran Impian Indah, 43300 Seri Kembangan, Selangor



20 RESERVE PRICE RM 380,000.00 MELAKA

Description : A STRATIFIED RETAIL LOT
Area : Approx 463.36 sq. ft.
Assignor Solicitor : KC Tew Sdn Bhd
 : M/S Chee Siah Le Kee & Partners (06-283 3423)
 (L/KTK/035605/UOBMB/2024/KCTSB/f)
Our Ref Address : LIYANA/UOB1101(1)
 : Unit No. L1-006, Kompleks Bunga Raya, Jalan Pasar Baru, 75100 Melaka.



21 RESERVE PRICE RM 380,000.00 JOHORBAHRU

Description : AN APARTMENT UNIT
Area : Approx 96 sq. m.
Assignor Solicitor : Tea Low Chuan & Chong Chin Har
 : M/S Chua & Partners (07-3510510)
 (CPR/UOB/A1728/24/CYP)
Our Ref Address : LIYANA/UOB1113(1)
 : No. #20-09, Block C, Pangsapuri Permasville, Jalan Permas 3, Bandar Baru Permas Jaya, 81750 Johor Bahru, Johor.



22 RESERVE PRICE RM 373,000.00 JALAN AMPANG, KUALA LUMPUR

Description : A DUPLEX OFFICE SUITE
Area : Approx 850.36 sq. ft.
Assignor Solicitor : Tan Wen Wen
 : M/S Nik Hussain & Partners (03-27882888)
 (W/298-132/2023/UOB/TWW)
Our Ref Address : FIFAH/UOB0965(6)
 : T2B-19-10, Menara 3, Jalan Ampang, 50450 Kuala Lumpur.



23 RESERVE PRICE RM 370,000.00 SUBANG JAYA

Description : A ONE PLUS ONE-BEDROOM SERVICE APARTMENT WITH A CAR PARKING BAY
Area : Approx 646 sq. ft.
Assignor Solicitor : Prabakar Pillai A/L Murugason
 : M/S Gibb & Co. (03-2856 9771)
 (GCKL/UOB/2024/T8354/nn)
Our Ref Address : LIYANA/UOB1102(1)
 : Unit No. 19-23, Residensi The Edge, Persiaran Subang Indah, USJ1, 47600 Subang Jaya, Selangor



24 RESERVE PRICE RM 365,000.00 KUALA LUMPUR

Description : A 3+1-BEDROOM SERVICED APARTMENT (CORNER UNIT)
Area : Approx 933 sq. ft.
Assignor Solicitor : Thinesvaran A/L Ponayah
 : M/S Chua & Partners (03-2020 2000)
 (MHH/UOB/A1432/24/P Thinesvaran)
Our Ref Address : FIFAH/UOB1072(3)
 : Unit No. B-27-01, Tiara Mutiara 2, No. 141, Jalan Puchong, Batu 6, 58200 Kuala Lumpur.



25 RESERVE PRICE RM 360,000.00 KAJANG

Description : A CONDOMINIUM UNIT
Area : Approx 915 sq. ft.
Assignor Solicitor : Masliha Binti Abdullah
 : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
 (L1439.11001704424SF/TNH)
Our Ref Address : LIYANA/UOB1107(1)
 : Unit No. 07-02, Residensi Bukit Palma 2, Jalan Bukit Palma 2, 43000 Kajang, Selangor



26 RESERVE PRICE RM 350,000.00 SEMENYIH

Description : A 3-BEDROOM APARTMENT UNIT
Area : Approx 818 sq. ft.
Assignor Solicitor : Jeferi Bin Mohd Anuar
 : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
 (L1437.11001704424SF/TNH)
Our Ref Address : LIYANA/UOB1111(1)
 : Unit No. 13-12, Residensi Damai, Jalan Damai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor



27 RESERVE PRICE RM 342,000.00 PUTRAJAYA

Description : A SERVICE APARTMENT UNIT
Area : Approx 958 sq. ft.
Assignor Solicitor : Adzhar Bin Mat
 : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
 (L1113(F).11001704423SF/TNH)
Our Ref Address : FIFAH/UOB1000(5)
 : Unit No. CNA-08-03, Block A, Conetion Residences, Persiaran IRC 3, IOI Resort City, 62505 Putrajaya, Selangor



28 RESERVE PRICE RM 341,000.00 GOMBAK, KUALA LUMPUR

Description : A SERVICE APARTMENT UNIT
Area : Approx 807 sq. ft.
Assignor Solicitor : Ratna Liza Binti Ali
 : M/S Gibb & Co. (03-2856 9771)
 (GCKL/UOB/2024/T8270/(nn))
Our Ref Address : FIFAH/UOB1073(3)
 : Unit No. A-32-06, Mercu Kenningston, No. 81, Jalan Gombak, 53000 Kuala Lumpur



29 RESERVE PRICE RM 329,000.00 SERI KEMBANGAN

Description : A THREE-BEDROOM SERVICED APARTMENT WITH TWO CAR PARKING BAYS
Area : Approx 1,055 sq. ft.
Assignor Solicitor : Leong Yew Meng
 : M/S Chua & Partners (03-2020 2000)
 (MHH/UOB/A1428/24/Leong Yew Meng)
Our Ref Address : FIFAH/UOB1024(4)
 : B-15-17, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor



30 RESERVE PRICE RM 329,000.00 SERI KEMBANGAN

Description : A 2+1-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 893 sq. ft.
Assignor Solicitor : Wong Tuck Meng & Mah Helen
 : M/S Gibb & Co. (03-2856 9771)
 (GCKL/UOB/2024/T8212)
Our Ref Address : FIFAH/UOB1025(4)
 : Unit No. A-33A-05, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor Darul Ehsan.



31 RESERVE PRICE RM 303,000.00 PETALING JAYA  Description : A THREE-BEDROOM SERVICE APARTMENT WITH A CAR PARKING BAY Area : Approx 990 sq. ft. Assignor : Salehuddin Bin Md Yasin Solicitor : M/S Nik Hussain & Partners (03-27882888) Our Ref Address : (KW/298-152/2023/UOB/SMY) FIFAH/UOB0994(5) Unit No. A-12-08, Tower A, Zenith Residences, No. 1, Jalan SS 7/26, Kelana Jaya, 47301 Petaling Jaya, Selangor	32 RESERVE PRICE RM 300,000.00 PETALING JAYA  Description : A THREE-BEDROOM SERVICED APARTMENT WITH TWO CAR PARKING BAYS Area : Approx 883 sq. ft. Assignor : Fahrudin Bin Najumudeen Solicitor : M/S Chua & Partners (03-2020 2000) Our Ref Address : (MH/UOB/A1379/24/Fahrudin) FIFAH/UOB1026(4) D-24-15, Blok D, Residensi Damai Meriah, No. 2, Jalan PJU 10/1A, Damansara Damai, 47830 Petaling Jaya, Selangor	33 RESERVE PRICE RM 290,000.00 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) LIYANA/UOB1106(1) Unit No. B-13-02, Block B, Ascotte Boulevard, Jalan Bandar Rinching 6/1, Bandar Rinching, 43500 Semenyih, Selangor
34 RESERVE PRICE RM 278,000.00 KOTA KINABALU  Description : A CONDOMINIUM UNIT - TYPE A Area : Approx 898 sq. ft. Assignor : Izacac Idris Solicitor : M/S Wong & Shim (088-233171) Our Ref Address : (WS/RW/C-8(1352)) FIFAH/UOB0968(6) Lot No. A-03-05, Level 3 (Type A), Block A, Kingfisher Inanam Condominium Phase 1, Kampung Kitabu, Off Jalan Kiansom, Inanam, 88450 Kota Kinabalu, Sabah. Bumiputra Lot	35 RESERVE PRICE RM 273,000.00 CYBERJAYA  Description : AN INTERMEDIATE OFFICE UNIT Area : Approx 1,055 sq. ft. Assignor : Mohd Faiz Bin Mohd Nor Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) Our Ref Address : (L1180(F),11001704423SF/TNH) FIFAH/UOB0871(9) Unit No. 03-17, Level 03, Kenningston Business Centre, Kenningston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor	36 RESERVE PRICE RM 256,000.00 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(4) Unit No. M-17-05, Level 17, Menara M (Blok M), Empire City, No. 8, Jalan Damansara, PUJ 8, 47820 Petaling Jaya, Selangor Darul Ehsan.
37 RESERVE PRICE RM 255,000.00 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) LIYANA/UOB1104(1) Unit No. M02-18-13, Block M02, Pangsapuri Camellia, Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor	38 RESERVE PRICE RM 250,000.00 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) LIYANA/UOB1105(1) Unit No. S02-07-02, Block S02, Pangsapuri Cassia, Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor	39 RESERVE PRICE RM 242,000.00 PUCHONG  Description : A 3-BEDROOM SERVICED APARTMENT UNIT Area : Approx 1,076 sq. ft. Assignor : Liew Wen Fei Solicitor : M/S Nik Hussain & Partners (03-2788 2946) Our Ref Address : (KW/298-123/2023/UOB/LWF) FIFAH/UOB0923(7) Unit No. O-21-13, Block O, D'Amman Residences, Jalan Dagang Mas 5, Taman Mas, 47130 Puchong, Selangor.
40 RESERVE PRICE RM 242,000.00 SERI KEMBANGAN  Description : A SMALL OFFICE HOME OFFICE (SOHO) UNIT Area : Approx 452 sq. ft. Assignor : Lim Siow Cheang Solicitor : M/S Gibb & Co. (03-2856 9771) Our Ref Address : (GCKL/UOB/2023/S8294/nn) FIFAH/UOB1029(4) Unit No. C-25-01, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor	41 RESERVE PRICE RM 220,000.00 MASAI  Description : A SERVICE APARTMENT UNIT Area : Approx 431 sq. ft. Assignor : Faradeba Binti Wahab @ Ab Wahab Solicitor : M/S L Y LU & Co. (07-2877792) Our Ref Address : (NOD/UOB/241014/FARA/F) LIYANA/UOB1114(1) Unit No. G-05-07, Blok G, Pangsapuri Midas Seri Alam, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor.	42 RESERVE PRICE RM 219,000.00 SEPANG  Description : A THREE-BEDROOM SERVICE APARTMENT WITH TWO CAR PARKING BAYS Area : Approx 850 sq. ft. Assignor : Hafizan Bin Mokhtar Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) Our Ref Address : (L1309(F),11001704424SF/TNH) FIFAH/UOB1031(4) Unit No. 21-07, Pangsapuri Akasia Residensi, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor
43 RESERVE PRICE RM 203,000.00 KAJANG  Description : AN APARTMENT UNIT Area : Approx 850 sq. ft. Assignor : Tuan Mohamad Arif Bin Tuan Wel Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) Our Ref Address : (L1442(F),11001704424SF/TNH) FIFAH/UOB1076(3) Unit No. E-4-9, Block E, Pangsapuri Putra, Jalan Putra Impian, Taman Putra Impian, 43000 Kajang, Selangor	44 RESERVE PRICE RM 198,000.00 SEMENYIH  Description : A 3-BEDROOM SERVICED APARTMENT UNIT Area : Approx 969 sq. ft. Assignor : Mohd Fahmi Bin Nordin & Wan Nur Hidayah Binti Mohammed Akhir Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) Our Ref Address : (L1211(f),11001704424SF/TNH) FIFAH/UOB0924(7) Unit No. 17-21, Pangsapuri Simfoni 2, Jalan Anggerik Villa 2/3, Taman Anggerik Perdana, 43500 Semenyih, Selangor. Bumiputra Lot	45 RESERVE PRICE RM 179,000.00 SHAH ALAM  Description : A SOHO (SMALL OFFICE HOME OFFICE) Area : Approx 441 sq. ft. Assignor : Choo Siow Foo & Lim Yew Pui Solicitor : M/S Gibb & Co. (03-2856 9771) Our Ref Address : (GCKL/UOB/2024/T8272/nn) FIFAH/UOB0998(5) Unit No. B-03A-07, Block B, Suria Jelutong, Jalan Bazar U8/99, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor
46 RESERVE PRICE RM 179,000.00 KAJANG  Description : A SOHO (SMALL OFFICE HOME OFFICE) Area : Approx 452 sq. ft. Assignor : Ismail Bin Mohamed Yusoff Solicitor : M/S Gibb & Co. (03-2856 9771) Our Ref Address : (GCKL/UOB/2024/T8208) FIFAH/UOB1077(3) Unit No. B-20-13A, Block B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor	47 RESERVE PRICE RM 176,000.00 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(4) Unit No. A-38-03, Menara Halo (Menara A), Empire City, No. 8, Jalan Damansara, Damansara Perdana, 47820 Petaling Jaya, Selangor	48 RESERVE PRICE RM 172,000.00 MELAKA  Description : A BUSINESS SUITE Area : Approx 820 sq. ft. Assignor : Law Sip Yian (Liu Jiyan) Solicitor : M/S Nik Hussain & Partners (03-27882888) Our Ref Address : (KW/298-126/2023/UOB/LSY) FIFAH/UOB0964(7) No. E-5-4, Block E, Jalan PKAK 2, Pusat Komersial Ayer Keroh, 75450 Hang Tuah Jaya, Melaka

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

TEL NO.

03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



hema@ehsanauctioneers.com



www.ehsanauctioneers.com

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 010 2161 147

