



**DATE: WEDNESDAY**  
**09-06-2021**  
**TIME: 3.00 P.M.**

# PROPERTY AUCTION SALE

**UNITED OVERSEAS  
BANK (MALAYSIA) BHD**



# EHSAN *Online* AUCTION

VIA ONLINE BIDDING AT:

[www.ehsanauctioneers.com](http://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  
**TEL NO.** 03-2161 6649  
**FAX NO.** 03-2161 6648

 Ehsan Auctioneers Sdn Bhd

 hema@ehsanauctioneers.com

 [www.ehsanauctioneers.com](http://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 9TH DAY OF JUNE, 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.ehsanuctioneers.com](http://www.ehsanuctioneers.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prospective bidders should note that any propert(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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.

<b>1</b>	<b>RESERVE PRICE</b> <b>RM 1,552,000.00</b>	<b>KUALA LUMPUR</b>
	<b>Description :</b> 4 LEVEL DETACHED RESIDENTIAL UNIT <b>Area :</b> Approx 2,001 sq. ft. <b>Assignor :</b> Lai Tuck Yew <b>Solicitor :</b> M/S Chua & Partners (Tel: 03-2020 2000) (SHA/UOB/A243/15/LaiTuckYew) <b>Our Ref Address :</b> HANA/UOB0244(1) : Unit No. 3, Ledang Court, Jalan Bukit Ledang, Off Jalan Duta, 50490 Kuala Lumpur.	


<b>2</b>	<b>RESERVE PRICE</b> <b>RM 1,400,000.00</b>	<b>KUALA LUMPUR</b>
	<b>Description :</b> CONDOMINIUM UNIT <b>Area :</b> Approx 1,916 sq. ft. <b>Assignor :</b> Thomas Charlesworth <b>Solicitor :</b> M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0807JRL/HL/21/WS) <b>Our Ref Address :</b> NADIA/UOB0252(1) : Unit No. A-10-01, Kondominium Arata, No. 11, Jalan Syers, Bukit Tunku, 50480 Kuala Lumpur.	

<b>3</b>	<b>RESERVE PRICE</b> <b>RM 1,300,000.00</b>	<b>KUALA LUMPUR</b>
	<b>Description :</b> SERVICE APARTMENT UNIT <b>Area :</b> Approx 1,582 sq. ft. <b>Assignor :</b> Neo Seng Hock <b>Solicitor :</b> M/S Chua & Partners (Tel: 03-2020 2000) (MH/UOB/A821/21/NeoSeng) <b>Our Ref Address :</b> HANA/UOB0246(1) : Unit No. 28-06, Suasana Bukit Ceylon, No. 2, Persiaran Raja Chulan, 50200 Kuala Lumpur.	

<b>4</b>	<b>RESERVE PRICE</b> <b>RM 1,260,000.00</b>	<b>KUALA LUMPUR</b>
	<b>Description :</b> SERVICE APARTMENT UNIT <b>Area :</b> Approx 1,347 sq. ft. <b>Assignor :</b> Udeh Kumar S/O Sethuraju & Doraiswamy Chitra <b>Solicitor :</b> M/S Chua & Partners (Tel: 03-2020 2000) (MH/UOB/A823/21/UdehKumar) <b>Our Ref Address :</b> HANA/UOB0078(4) : Unit No. 10-3A & 10-3A-1, 10th Floor, Pangsapuri Service (Suites) Binjai 8, No. 2, Lorong Binjai, 50450 Kuala Lumpur.	

<b>5</b>	<b>RESERVE PRICE</b> <b>RM 990,000.00</b>	<b>KUALA LUMPUR</b>
	<b>Description :</b> 2 BEDROOM SERVICE APARTMENT <b>Area :</b> Approx 1,211 sq. ft. <b>Assignor :</b> Wong Swee Huong & Loe Yoong Kim <b>Solicitor :</b> M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/26979/2016/399) <b>Our Ref Address :</b> HANA/UOB0232(2) : Unit No. VR2-03A-13, V Residence 2, Lingkaran SV3, Sunway Velocity, 55100 Kuala Lumpur.	

<b>6</b>	<b>RESERVE PRICE</b> <b>RM 860,000.00</b>	<b>BAYAN LEPAS</b>
	<b>Description :</b> 1-BEDROOM HOTEL SUITE <b>Area :</b> Approx 968 sq. ft. <b>Assignor :</b> Rachel Renee Hor Foong Yim <b>Solicitor :</b> M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0805JRL/HL/21/WS) <b>Our Ref Address :</b> NADIA/UOB0250(1) : Unit No. 22-06, The Lexis Suites @ Penang, No 28, Jalan Teluk Kumbar, 11920 Bayan Lepas, Penang.	

<b>7</b>	<b>RESERVE PRICE</b> <b>RM 785,000.00</b>	<b>KUALA LUMPUR</b>
	<b>Description :</b> AN INTERMEDIATE 2-BEDROOM DUPLEX SUITE UNIT <b>Area :</b> Approx 726 sq. ft. <b>Assignor :</b> Chan Wai Leong, Gerard <b>Solicitor :</b> M/S Gibb & Co (Tel: 03-2856 9771) (GCKL/UOB/2020/P8113/nn) <b>Our Ref Address :</b> HANA/UOB0240(2) : Unit No. MK1-22-16, Arte Mont' Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.	

<b>8</b>	<b>RESERVE PRICE</b> <b>RM 780,000.00</b>	<b>KUALA LUMPUR</b>
	<b>Description :</b> DUPLEX SERVICE SUITE <b>Area :</b> Approx 726 sq. ft. <b>Assignor :</b> Wong Yoon Chen <b>Solicitor :</b> M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/2020/P8114/nn) <b>Our Ref Address :</b> NADIA/UOB0248(1) : Unit No. MK3-23-07, Arte Mont Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.	

<b>9</b>	<b>RESERVE PRICE</b> <b>RM 750,000.00</b>	<b>KUALA LUMPUR</b>
	<b>Description :</b> DUPLEX SERVICE APARTMENT <b>Area :</b> Approx 886 sq. ft. <b>Assignor :</b> Lau Khai Zhe <b>Solicitor :</b> M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB-IL0797/JRL/HL/21/WS) <b>Our Ref Address :</b> NADIA/UOB0253(1) : Unit No. MK3-36-10, Arte Mont' Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.	

**10 RESERVE PRICE RM 740,000.00 KUALA LUMPUR**



**Description :** DUPLEX SERVICE APARTMENT  
**Area :** Approx 754 sq. ft.  
**Assignor :** Ng Chuan Ming  
**Solicitor :** M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0792JRL/HL/21/WS)  
**Our Ref Address :** NADIA/UOB0251(1) : Unit No. MK2-27-06, Arte Mont Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.

**11 RESERVE PRICE RM 675,000.00 KUALA LUMPUR**



**Description :** SERVICE APARTMENT UNIT  
**Area :** Approx 1,132 sq. ft.  
**Assignor :** Pan Fuping  
**Solicitor :** M/S Gibb & Co (Tel: 03-2856 9771) (GCKL/UOB/2020/P8119/nn)  
**Our Ref Address :** HANA/UOB0236(2) : Unit No. T2-50-01, Arte Plus @ Jalan Ampang, No. 3, Lorong Ampang 1, 55000 Kuala Lumpur.

**12 RESERVE PRICE RM 657,000.00 KUALA LUMPUR**



**Description :** AN INTERMEDIATE DUPLEX OFFICE SUITE  
**Area :** Approx 1,259 sq. ft.  
**Assignor :** Kuon Yen Keng  
**Solicitor :** M/S Raja, Darryl & Loh (Tel: 03-2632 9999) (Mlb.1221689.twj.lk)  
**Our Ref Address :** HANA/UOB0107(4) : Unit No. T3-22-13, Tower 3, Menara 3, No. 296, Jalan Ampang, 50450 Kuala Lumpur.

**13 RESERVE PRICE RM 630,000.00 KUALA LUMPUR**



**Description :** DUPLEX SERVICE APARTMENT  
**Area :** Approx 816 sq. ft.  
**Assignor :** Lee Si Wie  
**Solicitor :** M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0776JRL/HL/20/WS)  
**Our Ref Address :** NADIA/UOB0234(2) : Unit No. MK3-35-05, 35th Floor, Tower MK3, Arte Mont' Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.

**14 RESERVE PRICE RM 620,000.00 BRICKFIELDS**



**Description :** STRATIFIED OFFICE LOT  
**Area :** Approx 822.30 sq. ft.  
**Assignor :** David Lim Chee Cheong & Tang Yeen Yook  
**Solicitor :** M/S Gibb & Co. (Tel: 03-2856 9771) (GCKL/UOB/P8019/2020/nn)  
**Our Ref Address :** HANA/UOB0203(2) : Unit No. L6-9, Tingkat 6, Menara Sentral Vista, No. 150, Jalan Sultan Abdul Samad, Brickfields, 50470 Kuala Lumpur.

**15 RESERVE PRICE RM 620,000.00 KUALA LUMPUR**



**Description :** 1 BEDROOM SERVICE APARTMENT UNIT  
**Area :** Approx 678 sq. ft.  
**Assignor :** Yoshimizu Ichikawa  
**Solicitor :** M/S Chua & Partners (Tel: 03-2020 2000) (MHH/UOB/A819/21/Yoshimizu)  
**Our Ref Address :** HANA/UOB0245(1) : Unit No. D-37-3A, Setia Sky Residences, No. 76, Jalan Raja Muda Aziz, 50400 Kuala Lumpur.

**16 RESERVE PRICE RM 576,000.00 SUBANG JAYA**



**Description :** DUPLEX SERVICE APARTMENT  
**Area :** Approx 969 sq. ft.  
**Assignor :** Chow Sook Kuan  
**Solicitor :** M/S Khaw & Partners (Tel: 03-2141 7633) (390/57/29094/2021)  
**Our Ref Address :** NADIA/UOB0216(3) : Unit No. A-16-12A, Blok A, D'Latour, Jalan Taylor, Bandar Sunway, PJS 7, 47500 Subang Jaya, Selangor.

**17 RESERVE PRICE RM 477,000.00 KUALA LUMPUR**



**Description :** SERVICE SUITE  
**Area :** Approx 595 sq. ft.  
**Assignor :** Beh Chon Hooi, Beh Chew Lee & Chia Foo Kin  
**Solicitor :** M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/26979/2016/404)  
**Our Ref Address :** HANA/UOB0235(2) : Unit No. MK2-13-10, 13th Floor, Tower MK2, Arte Mont' Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.

**18 RESERVE PRICE RM 460,000.00 KUALA LUMPUR**



**Description :** AN INTERMEDIATE OFFICE SUITE  
**Area :** Approx 881 sq. ft.  
**Assignor :** Kuon Yen Keng  
**Solicitor :** M/S Raja, Darryl & Loh (Tel: 03-2632 9999) (Mlb.1221689.twj.lk)  
**Our Ref Address :** HANA/UOB0105(4) : Unit No. T3-13A-03, Tower 3, Menara 3, No. 296, Jalan Ampang, 50450 Kuala Lumpur.

**19 RESERVE PRICE RM 453,000.00 KUALA LUMPUR**



**Description :** AN INTERMEDIATE OFFICE SUITE  
**Area :** Approx 869 sq. ft.  
**Assignor :** Kuon Yen Keng  
**Solicitor :** M/S Raja, Darryl & Loh (Tel: 03-2632 9999) (Mlb.1221689.twj.lk)  
**Our Ref Address :** HANA/UOB0106(4) : Unit No. T3-08-13, Tower 3, Menara 3, No. 296, Jalan Ampang, 50450 Kuala Lumpur.

**20 RESERVE PRICE RM 414,000.00 KUALA LUMPUR**



**Description :** 3 BEDROOM SERVICE APARTMENT  
**Area :** Approx 1,001 sq. ft.  
**Assignor :** Kaviarasan A/L Yegambaram & Sumathi A/P Rajendran  
**Solicitor :** M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB-I/L0781JRL/HL/20/WS)  
**Our Ref Address :** NADIA/UOB0233(2) : Unit No. B-17-16, Puncak Sentul, No. 8, Jalan Sentul Perdana, 51000 Kuala Lumpur.

**21 RESERVE PRICE RM 403,000.00 PULAU PINANG**



**Description :** COMMERCIAL SUITE UNIT  
**Area :** Approx 1,173 sq. ft.  
**Assignor :** Bhattacharya Rina  
**Solicitor :** M/S Gibb & Co. (Tel: 03-2856 9771) (GC/UOB/K285/16/ns)  
**Our Ref Address :** HANA/UOB0155(6) : No. 118-11-12A, Jalan Tanjung Tokong, Island Plaza, 10470 Pulau Pinang.

**22 RESERVE PRICE RM 381,000.00 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 Address :** NADIA/UOB0218(3) : Unit No. 08-19, Level 8, Kengwingston Business Centre, Kengwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.

**23 RESERVE PRICE RM 369,000.00 KUALA LUMPUR**



**Description :** SERVICE SUITE  
**Area :** Approx 442 sq. ft.  
**Assignor :** Goo Ai Ying  
**Solicitor :** M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/26979/2016 (408)  
**Our Ref Address :** HANA/UOB0239(2) : Unit No. MK3-12-16, 12th Floor, Tower MK3, Arte Mont' Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.

**24 RESERVE PRICE RM 365,000.00 PETALING JAYA**



**Description :** 3+1-BEDROOM APARTMENT UNIT  
**Area :** Approx 1,396 sq. ft.  
**Assignor :** Mohd Shahriil Bin Yaakob  
**Solicitor :** M/S TK Ooi & Nadira (Tel: 03-2031 9988) (UOBF/12-20)  
**Our Ref Address :** NADIA/UOB0186(3) : Unit No. A-02-02, Block A, One Damansara Condominium, No. 1, Jalan PUJ 10/3C, Damansara Damai, 47830 Petaling Jaya, Selangor.



**25 RESERVE PRICE RM 362,000.00 PETALING JAYA**



**Description :** AN INTERMEDIATE SERVICED APARTMENT  
**Area :** Approx 791 sq. ft.  
**Assignor :** Chan Kin Yip & Wong Suet Teng  
**Solicitor :** M/S Khaw & Partners (Tel: 03-2141 7633) (390/21/28865/2020)  
**Our Ref Address :** HANA/UOB0092(5)  
 : L23A-09, Residensi Strand, No. 1, Jalan PJU 5/23, Pusat Perdagangan Kota Damansara, Kota Damansara PJU 5, 47810 Petaling Jaya, Selangor.

**26 RESERVE PRICE RM 351,000.00 SERI KEMBANGAN**



**Description :** 2-BEDROOM SERVICE APARTMENT  
**Area :** Approx 857 sq. ft.  
**Assignor :** Elaine Low  
**Solicitor :** M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A824/21/ElaineLow)  
**Our Ref Address :** NADIA/UOB0238(2)  
 : Unit No. A-23A-7, Tower A, Amerin Residence, Jalan Impian Indah, Taman Impian Indah, 43300 Seri Kembangan, Selangor.

**27 RESERVE PRICE RM 349,000.00 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 Address :** HANA/UOB0215(3)  
 : Unit No. A31, Menara Mutiara, Taman Tun Abdul Razak, 68000 Ampang, Selangor.

**BUMI LOT**

**28 RESERVE PRICE RM 335,000.00 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 Address :** HANA/UOB0243(1)  
 : Unit No. O-10-20, Blok O, D'Aman Residence, Jalan Dagang Mas 5, 47130 Puchong, Selangor.

**29 RESERVE PRICE RM 307,000.00 KAJANG**



**Description :** 3 BEDROOM CONDOMINIUM  
**Area :** Approx 1,011 sq. ft.  
**Assignor :** Danial Wong Chee Yoong & Lui Lay Yee  
**Solicitor :** M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB-IL0770JRL/HL/20/WS)  
**Our Ref Address :** NADIA/UOB0210(4)  
 : Unit No. 13-03A, Residensi Bukit Palma, Jalan Bukit Palma 2, 43000 Kajang, Selangor.

**30 RESERVE PRICE RM 270,000.00 KUALA LUMPUR**



**Description :** AN OFFICE SUITE  
**Area :** Approx 526 sq. ft.  
**Assignor :** Pang Yun Seng  
**Solicitor :** M/S TK Ooi & Nadira (Tel: 03-2031 9988) (UOBF/16-20)  
**Our Ref Address :** NADIA/UOB0237(2)  
 : Unit No. G-11-16, Kompleks Permaisuri Q, No. 6, Jalan Sri Permaisuri, Bandar Sri Permaisuri, 56000 Kuala Lumpur.

**31 RESERVE PRICE RM 268,000.00 PUCHONG**



**Description :** SERVICE APARTMENT  
**Area :** Approx 1,076 sq. ft.  
**Assignor :** Cheong Guo Yi  
**Solicitor :** M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB-IL0757JRL/HL/20/WS)  
**Our Ref Address :** NADIA/UOB0123(6)  
 : Unit No. 17-09, Block O, D'Aman Residences, Jalan Dagang Mas 5, 47130 Puchong, Selangor.

**32 RESERVE PRICE RM 260,000.00 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 Address :** HANA/UOB0249(1)  
 : Unit No. A-13-07, 13th Floor, Block A, Lakeview Apartment, Taman Jasa Perwira, 68100 Batu Caves, Selangor.

**33 RESERVE PRICE RM 250,000.00 BAYAN LEPAS**



**Description :** AN APARTMENT UNIT  
**Area :** Approx 700 sq. ft.  
**Assignor :** Muthu Veeran A/L Muthusamy  
**Solicitor :** M/S Gibb & Co. (Tel: 03-2856 9771) (GC/UOB/M364/18/ns)  
**Our Ref Address :** HANA/UOB0153(2)  
 : No. 1-5-9, Lintang Pantai Jerjak, Desa Bistari Apartment, 11900 Bayan Lepas, Penang.

**34 RESERVE PRICE RM 205,000.00 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 Address :** HANA/UOB0231(2)  
 : Unit No. C-19-20, Hatten Suites @ Hatten City, Jalan Melaka Raya 23, Taman Melaka Raya, 75000 Melaka.

**35 RESERVE PRICE RM 122,000.00 PETALING JAYA**



**Description :** SERVICE APARTMENT  
**Area :** Approx 226 sq. ft.  
**Assignor :** Chee Hoe Sheng & Soh Min Lei, Lillian (Su Ming Li, Lillian)  
**Solicitor :** M/S Chua & Partners (Tel: 03-2020 2000) (CPR/UOB(A)1334/2020/cyp)  
**Our Ref Address :** HANA/UOB0118(7)  
 : Unit No. B-13-16 (Hotel Room No. 1331), 13th Floor, Menara B, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor.

## Outstanding Charges Covered By Bank

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

*Up to auction date sale (Terms & Conditions Apply)*

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

**ON WEDNESDAY, THE 9TH DAY OF JUNE, 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](http://www.ehsanauctioneers.com)  
(FOR ONLINE BIDDING, PLEASE REGISTER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DAY FOR  
REGISTRATION & VERIFICATION PURPOSES)

<b>36</b>	<b>RESERVE PRICE</b>	<b>RM1,000,000.00</b>	<b>ISKANDAR PUTERI</b>
	<b>Description</b>	: <b>DOUBLE STOREY CLUSTER HOUSE</b>	
	<b>Area</b>	: Approx 228 sq. m.	
	<b>Assignor</b>	: Tay Siang Thye & Beryl Yeo Pei Wen	
	<b>Solicitor</b>	: M/S Chua & Partners (KL) (Tel: 03-2020 2000) (CPR/UOB(A)1374/2020/cyp)	
	<b>Our Ref</b>	: HANA/UOB0255(1)	
	<b>Address</b>	: No. 4, Jalan Eko Botani 2/27, Taman Eko Botani, 79100 Iskandar Puteri, Johor.	

<b>37</b>	<b>RESERVE PRICE</b>	<b>RM 570,000.00</b>	<b>ISKANDAR PUTERI</b>
	<b>Description</b>	: <b>1 BEDROOM SERVICE APARTMENT</b>	
	<b>Area</b>	: Approx 954 sq. ft.	
	<b>Assignor</b>	: Howell Richard John	
	<b>Solicitor</b>	: M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (JCS/UOB/L0801JRL/HL/21/WS)	
	<b>Our Ref</b>	: NADIA/UOB0254(1)	
	<b>Address</b>	: Unit No. T2-L15-01, Residensi Encorp, Persiaran Dato Seri Amar Diraja, Pengkalan Puteri, 79000 Iskandar Puteri, Johor.	

<b>38</b>	<b>RESERVE PRICE</b>	<b>RM 520,000.00</b>	<b>JOHOR BAHRU</b>
	<b>Description</b>	: <b>4 ROOMS SERVICE APARTMENT – CORNER UNIT</b>	
	<b>Area</b>	: Approx 1,453 sq. ft.	
	<b>Assignor</b>	: Siti Khadijah Binti Mohd Yusop	
	<b>Solicitor</b>	: M/S Chua & Partners (Tel: 03-2020 2000) (MHH/UOB/A825/21/SitiKhadijah)	
	<b>Our Ref</b>	: HANA/UOB0247(1)	
	<b>Address</b>	: Unit No. #14-14, Blok B, Pangsapuri Putra Mewah, Jalan Segenting, Taman Bukit Mewah, 81200 Johor Bahru, Johor.	

<b>39</b>	<b>RESERVE PRICE</b>	<b>RM 405,000.00</b>	<b>JOHOR BAHRU</b>
	<b>Description</b>	: <b>2 BEDROOMS SERVICED CONDOMINIUM</b>	
	<b>Area</b>	: Approx 807 sq. ft.	
	<b>Assignor</b>	: Chen Ian	
	<b>Solicitor</b>	: M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR/UOB(A)1372/2020/cyp)	
	<b>Our Ref</b>	: HANA/UOB0219(3)	
	<b>Address</b>	: Unit No. #14-09, Blok A, Pangsapuri Paragon, Jalan Tengku Petri 1, 80200 Johor Bahru, Johor.	

<b>40</b>	<b>RESERVE PRICE</b>	<b>RM 404,000.00</b>	<b>JOHOR BAHRU</b>
	<b>Description</b>	: <b>3 BEDROOM APARTMENT</b>	
	<b>Area</b>	: Approx 323 sq. ft.	
	<b>Assignor</b>	: Tan Chun Siang	
	<b>Solicitor</b>	: M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/26979/2016(296))	
	<b>Our Ref</b>	: HANA/UOB0177(5)	
	<b>Address</b>	: #22-16 Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 80350 Johor Bahru, Johor.	

<b>41</b>	<b>RESERVE PRICE</b>	<b>RM 289,000.00</b>	<b>ISKANDAR PUTERI</b>
	<b>Description</b>	: <b>AN APARTMENT, 2 BEDROOMS</b>	
	<b>Area</b>	: Approx 87.80 sq. m.	
	<b>Assignor</b>	: Kurt Frederick Cooper	
	<b>Solicitor</b>	: M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR/UOB(A)1204/19/cyp)	
	<b>Our Ref</b>	: HANA/UOB0220(3)	
	<b>Address</b>	: Unit No. A-16-03, Merak Kayangan, Persiaran Medini Utara 3, Bandar Medini Iskandar, 79250 Iskandar Puteri, 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](http://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?



1. Register / Login as member at [www.ehsanauctioneers.com](http://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](http://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.

PROSPECTIVE BIDDERS MAY BID ONLINE AT

[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

KINDLY CALL OR WHATSAPP

**016 216 1047**

FOR ASSISTANCE




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

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