



DATE: MONDAY
22-12-2025
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, Co.No.199301017069 (271809-K) THE ASSIGNEE / BANK BY THE ASSIGNOR(S)/ CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION

VIA ONLINE BIDDING ON MONDAY, THE 22ND DECEMBER 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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 2,200,000.00	KUALA LUMPUR
	Description	: A Condominium Unit	
	Area	: 2,293 sq. ft.	
	Assignor	: Wee Chong Han	
	Solicitor	: Chua & Partners (03-2020 2000) (RCM/3878073396/PRI)	
	Our Ref	: WAWA/UOB1361	
	Address	: Unit No. B-9-3, Block B, Sastra U-Thant, Lorong Ampang 2, 55000 Kuala Lumpur.	

2	RESERVE PRICE	RM 946,000.00	KUALA LUMPUR
	Description	: A Serviced Apartment Unit	
	Area	: 1,615 sq. ft.	
	Assignor	: Hoh Hock Koon	
	Solicitor	: Khaw & Partners (03-2141 7633) (RCM/KV/JP/3828051960/NFN)	
	Our Ref	: WAWA/UOB1237	
	Address	: Unit No. 8-10, Damai 88, Jalan Damai, 50450 Kuala Lumpur.	

3	RESERVE PRICE	RM 700,000.00	KUALA LUMPUR
	Description	: An Office Unit	
	Area	: 1,335 sq. ft.	
	Assignor	: Kuar Eng Guan	
	Solicitor	: Sidek Teoh Wong & Dennis (03-2692 3000) (RCM/3398047603/P RI)	
	Our Ref	: UMI/UOB1353	
	Address	: Unit No. 15-03, Menara UP, No. 60, Jalan Puchong, 58200 Kuala Lumpur	

4	RESERVE PRICE	RM 693,000.00	KUALA LUMPUR
	Description	: A Shop Lot	
	Area	: 2,669 sq. ft.	
	Assignor	: Azlan Shah Shahabudin	
	Solicitor	: Nik Hussain & Partners (03-27882888) (RCM/2488018045/PRI)	
	Our Ref	: NINA/UOB1350	
	Address	: Unit No. E-02-05, Pusat Komersial Starpac Point, Jalan Taman Ibu Kota, 53300 Kuala Lumpur.	

5	RESERVE PRICE	RM 675,000.00	PETALING JAYA
	Description	: A Duplex Office Lot	
	Area	: 936 sq. ft.	
	Assignor	: MC Capital Sdn Bhd & Jeremy Chia Pei Chai	
	Solicitor	: Clark Soon & Partners (03-7886 3818) (RCM/3878122575/P RI)	
	Our Ref	: UMI/UOB1375	
	Address	: Unit No. C-38-01, 19 Central, Jalan Harapan, Seksyen 19, 46300 Petalang Jaya, Selangor	

6	RESERVE PRICE	RM 657,000.00	PETALING JAYA
	Description	: A Duplex Condominium	
	Area	: 2,034 sq. ft.	
	Assignor	: Zaferi Borhan Kunou	
	Solicitor	: Nik Hussain & Partners (03-27882888) (RCM/3068020970/NHS)	
	Our Ref	: WAWA/UOB1281	
	Address	: Unit No. A-9-A05, Armanee Terrace Kondominium, No. 8, Jalan PJU 8/1, Bandar Damansara Perdana, 47820 Petalang Jaya, Selangor Darul Ehsan. BUMIPUTRA LOT	

7	RESERVE PRICE	RM 630,000.00	BAYAN LEPAS
	Description	: A 1-Bedroom Hotel Suite	
	Area	: 968 sq. ft.	
	Assignor	: Chew Zhi Khai (Zhou Zhikai) & Koay Yee Cui	
	Solicitor	: Azhar & Goh (03-22423888) (RCM/2488187696/PRI)	
	Our Ref	: WAWA/UOB1364	
	Address	: No. 09-09, Hotel Lexis Suites Penang, No. 28, Jalan Teluk Kumbar, 11920 Bayan Lepas, Pulau Pinang.	

8	RESERVE PRICE	RM 600,000.00	PUCHONG
	Description	: A Service Apartment Unit (With 2 Car Park)	
	Area	: 958 sq. ft.	
	Assignor	: Zuhairi Bin Nasir	
	Solicitor	: Clark Soon & Partners (03-7886 3818) (RCM/KV/JO/3468023812/EW)	
	Our Ref	: UMI/UOB0610	
	Address	: Unit No. B-29-03, Pavilion, Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor Darul Ehsan.	

9	RESERVE PRICE	RM 540,000.00	KAJANG
	Description	: A Service Apartment Unit	
	Area	: 1,033 sq. ft.	
	Assignor	: Chow Hai Guan	
	Solicitor	: Chung, Huang & Khalid (03-2031 1699) (RCM/3828063152/PRI)	
	Our Ref	: UMI/UOB1369	
	Address	: Unit No. B-12-19, Level 12, Block B, Landmark Residence, 43000 Kajang, Selangor Darul Ehsan	

10	RESERVE PRICE	RM 533,000.00	KUALA LUMPUR
	Description	: An Office Unit	
	Area	: 1,335 sq. ft.	
	Assignor	: Tang Hoon Choong	
	Solicitor	: Nik Hussain & Partners (03-27882888) (RCM/3478582011/PRI)	
	Our Ref	: WAWA/UOB1370	
	Address	: Unit No.11-02, Menara UP, No. 60, Jalan Puchong, 58200 Kuala Lumpur.	

11	RESERVE PRICE	RM 520,000.00	KAJANG
	Description	: An Extended And Renovated Double Storey Intermediate Terrace House	
	Area	: 1,302 sq. ft.	
	Assignor	: Nirakar Singh A/L Atchutah Singh & Telagavathi A/P Suppiah	
	Solicitor	: YH Teh & Quek (03-2698 8181) (RCM/5088083122/PRI)	
	Our Ref	: UMI/UOB1355	
	Address	: No. 22A, Jalan KP 3/2, Taman Kajang Prima, 43000 Kajang, Selangor	

12	RESERVE PRICE	RM 478,000.00	KUALA LUMPUR
	Description	: A Serviced Apartment	
	Area	: 797 sq. ft.	
	Assignor	: Mohd Adzil Bin Mohd Noor	
	Solicitor	: Sidek Teoh Wong & Dennis, (03-2692 3000) (RCM/982808575/PRI)	
	Our Ref	: NINA/UOB1332	
	Address	: No. B-16-15, Residensi Stellar 8, No. 1, Jalan Naga Emas, Sri Petaling, 57000 Kuala Lumpur.	

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 474,000.00 CYBERJAYA



Description : A Condominium Development
Area : 1,582 sq. ft.
Assignor : Fung Poh Leng @ Pauline
Solicitor : Azhar & Wong
 (03-22423888)
 (RCM/3828066178/ PRI)
Our Ref Address : WAWA/UOB1296
 : Unit No. T2-13-07, Tower 2, Lakefront Residence, Persiaran Semarak Api, Cyber 11, 63000 Cyberjaya, Selangor.

14 RESERVE PRICE RM 440,000.00 KUALA LUMPUR



Description : A Service Apartment Unit
Area : 918 sq. ft.
Assignor : Tina Binti Marikan & Aiman Tasneem Binti Abd Rahim
Solicitor : Clark Soon & Partners
 (03-7886 3818)
 (RCM/9398002225/PRI)
Our Ref Address : UMI/UOB1374
 : Unit No. C-21-03, KL Traders Square, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur.

15 RESERVE PRICE RM 430,000.00 KUALA LUMPUR



Description : A 1-Bedroom Service Apartment With A Car Parking Bays
Area : 700 sq. ft.
Assignor : Wong Khar Khuen & Yik Jie Yi
Solicitor : Nik Hussain & Partners
 (03-27882888)
 (RCM/3298070748/PRI)
Our Ref Address : WAWA/UOB1372
 : Unit No. 27-10, Residensi Ampang Kiri, Jalan Ampang Kiri, 55000 Kuala Lumpur

16 RESERVE PRICE RM 420,000.00 KAJANG



Description : A Condominium Unit
Area : 1,041 sq. ft.
Assignor : Lee Sow Leong
Solicitor : Chuang Huang & Khalid
 (03-2141 7633)
 (RCM/KV/BK/3398036946/NFN)
Our Ref Address : UMI/UOB0898
 : Unit No. BA-5-03, Permata Residence, Jalan Suria 7, Taman Suria, 43000 Kajang, Selangor Darul Ehsan.

17 RESERVE PRICE RM 410,000.00 SERI KEMBANGAN



Description : A Service Apartment
Area : 1,216 sq. ft.
Assignor : Deependra Menon A/L Haridasan & Lim Puoi Wai
Solicitor : YH Teh & Quek
 (03-2698 8181)
 (RCM/3398001778& 1693010395/PRI)
Our Ref Address : NINA/UOB1358
 : Unit No. C-23-02, 23rd Floor, Block C, Garden Apartment, One South, Taman Serdang Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan.

18 RESERVE PRICE RM 400,000.00 PUCHONG



Description : A Service Condominium
Area : 990.28 sq. ft.
Assignor : Foo Tat Fatt
Solicitor : Seow & Megat
 (03-2166 3384)
 (RCM/3338055208/PRI)
Our Ref Address : WAWA/UOB1371
 : Unit No. E-06-08, K- Boulevard, Koi Tropika Condominium, Jalan Puchong Batu 13 1/2, 47100 Puchong, Selangor.

19 RESERVE PRICE RM 395,000.00 SUNGAI BESI



Description : A Condominium Unit
Area : 1,232 sq. ft.
Assignor : Jasvin Kaur A/P Parl Singh
Solicitor : YH Teh & Quek
 (03-2698 8181)
 (RCM/5088032706&3003179611/LKS)
Our Ref Address : WAWA/UOB1267
 : Unit No. F2-2-3A, Midfields 2 Condominium, No. 1, Jalan Besi Kawi, Off Lebuhraya Sungai Besi, 57100 Kuala Lumpur.

20 RESERVE PRICE RM 380,000.00 KUALA LUMPUR



Description : A Business Suite
Area : 689 sq. ft.
Assignor : Lee Koh Leong & Chung Wei Ping
Solicitor : Clark Soon & Partners
 (03-2020 2000)
 (RCM/3878119388/PRI)
Our Ref Address : UMI/UOB1367
 : Unit No. E-13A-05, Tower E, Bangsar Trade Centre, Plaza Pantai, No. 5, Jalan 4/83A, Off Jalan Pantai Baru, 59200 Kuala Lumpur.

21 RESERVE PRICE RM 365,000.00 DANAU KOTA, KL



Description : A Service Apartment Unit
Area : 969 sq. ft.
Assignor : Chiang Wei Yeen
Solicitor : Azhar & Wong
 (03-2602 3898)
 (RCM/3398039082/NFN)
Our Ref Address : WAWA/UOB1272
 : Unit No. 21-13, Pangsapuri Suite Danau Kota, No. 1, Jalan 6A/6, Off Jalan Taman Ibu Kota, Danau Kota, 53300 Kuala Lumpur.

22 RESERVE PRICE RM 360,000.00 KUALA LUMPUR



Description : A Small Office Flexible Office ("Sofa")
Area : 400 sq. ft.
Assignor : Jee Victor Soon Hock
Solicitor : Azhar & Goh
 (03-22423888)
 (RCM/3878119698/PRI)
Our Ref Address : WAWA/UOB1363
 : Unit No. 22-07, M101 Dangli Wangi, Jalan Kamunting, 50300 Kuala Lumpur.

23 RESERVE PRICE RM 341,000.00 GENTING HIGHLANDS



Description : A Service Apartment
Area : 530 sq. ft.
Assignor : Leong May Wan
Solicitor : Chua & Partners
 (03-2020 2000)
 (RCM/3878141200/PRI)
Our Ref Address : WAWA/UOB1366
 : Unit No. E2-16-06, Ion Delemen, Jalan Ion Delemen. 69000 Genting Highlands, Pahang Darul Makmur.

24 RESERVE PRICE RM 333,000.00 SUNGAI BESI



Description : A Three Bedroom Service Apartment
Area : 1,140 sq. ft.
Assignor : Muhammad Faris Bin Hanafi & Farah Julia Binti Zukari
Solicitor : Nik Hussain & Partners
 (03-27882888)
 (RCM/3338113720/PRI)
Our Ref Address : UMI/UOB1376
 : Unit No. D2-30-01, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.

25 RESERVE PRICE RM 315,000.00 PETALING JAYA



Description : A Condominium Unit
Area : 980 sq. ft.
Assignor : Won Chyun Ing & Ng Kuan Yap
Solicitor : Nik Hussain & Partners
 (03-27882888)
 (RCM/3758031010/PRI)
Our Ref Address : UMI/UOB1346
 : Unit No. C-19-07, Block C, Metropolitan SQ Apartment, No. 2, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan

26 RESERVE PRICE RM 300,000.00 NILAI



Description : A Serviced Apartment
Area : 720 sq. ft.
Assignor : Goh Chi Kean & Leang Suet Leng
Solicitor : Sidek Teoh Wong & Dennis
 (03-2692 3000)
 (RCM/9878001075/PRI)
Our Ref Address : NINA/UOB1359
 : No. E-35-3, Block Emilia, Pusat Perniagaan & Residensi Mesa, 71800 Nilai, Negeri Sembilan Darul Khusus.

27 RESERVE PRICE RM 284,000.00 CHERAS



Description : A Service Apartment Unit
Area : 1,020 sq. ft.
Assignor : Lee Mei Chan
Solicitor : Chua & Partners
 (03-2020 2000)
 (RCM/KV/AP/3328026854/NFN)
Our Ref Address : WAWA/UOB1241
 : Unit No. B-08-11, 8th Floor, Block B, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor Darul Ehsan.

28 RESERVE PRICE RM 279,000.00 PUCHONG



Description : An Apartment Unit
Area : 1,045 sq. ft.
Assignor : Sathisvaaran A/L Ishvaran & Sheila Devi A/P Ishvaran
Solicitor : Azhar & Wong
 (03-26023898)
 (RCM/3288033747/P RI)
Our Ref Address : NINA/UOB1362
 : Unit No. 16-14, Pangsapuri D'Ruby, Jalan Intan 4, Taman Puchiong Intan, 47150 Puchong, Selangor Darul Ehsan.

29 RESERVE PRICE RM 276,000.00 SEREMBAN



Description : A 3-Bedroom Apartment Unit
Area : 872 sq. ft.
Assignor : Muhammad Hidir Bin Zulkifli
Solicitor : Azhar & Goh
 (03-2242 3888)
 (RCM/3468031319/P RI)
Our Ref Address : WAWA/UOB1365
 : Unit No. A-15-12, Pangsapuri Safira, Persiaran S2 E1, Seksyen E, Seremban 2, 70300 Seremban, Negeri Sembilan.

30 RESERVE PRICE RM 560,000.00 JALAN IPOH, KL



Description : A Two Plus One-bedroom Service Apartment With A Double-car Parking Lot
Area : 861 sq. ft.
Assignor : Nitia Sree A/p Viaramuthu
Solicitor : Chua & Partners
 (03-2020 2000)
 (RCM/KV/JP/3828065317/NFN)
Our Ref Address : UMI/UOB0972
 : Unit No. 32-5, Residensi 28, No. 33, Jalan Kasipilly, Off Jalan Ipoh, 51200 Kuala Lumpur

31 RESERVE PRICE RM 270,000.00 KUALA LUMPUR



Description : An Office Suite
Area : 700 sq. ft.
Assignor : Mohamed Sirajuddin & Shikoh Engineering (M) Sdn Bhd
Solicitor : Nik Hussain & Partners (03-27882888) (RCM/3438073408/ PRI)
Our Ref Address : WAWA/UOB1288 : Unit No. 13A-3A, Menara Centara, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur
BUMIPUTRA LOT

32 RESERVE PRICE RM 243,000.00 KAJANG



Description : A 3-Bedroom Townhouse Of A 4-Storey
Area : 1,216 sq. ft.
Assignor : Aina Maryam Binti Zakaria
Solicitor : Seow & Megat (03-2166 3384) (RCM/3398040889/ PRI)
Our Ref Address : UMI/UOB1307 : Unit No. 8-A2-4, Blok 8, Embun Residence, Taman Puncak Saujana, Seksyen 4, 43000 Kajang, Selangor

33 RESERVE PRICE RM 231,000.00 SERI KEMBANGAN



Description : An Office Unit
Area : 667 sq. ft.
Assignor : Chong Xue Liang
Solicitor : Azhar & Goh (03-22423888) (RCM/3398033696/ NFN)
Our Ref Address : WAWA/UOB1289 : Unit No. B-18-09, Block B, 3 Elements, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

34 RESERVE PRICE RM 230,000.00 PETALING JAYA



Description : An Office Suite
Area : 334 sq. ft.
Assignor : Der Tun Yang
Solicitor : Clark Soon & Partners (03-7886 3818) (RCM/3328044615/PRI)
Our Ref Address : UMI/UOB1373 : Unit No. P-21-23A, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor

35 RESERVE PRICE RM 216,000.00 PETALING JAYA



Description : A Soho (Small Office Home Office) Unit
Area : 743 sq. ft.
Assignor : Yong Wei Mee & Stephanie Yong Mei Kuen
Solicitor : Azhar & Wong (03-26023898) (RCM/3758007217/PRI)
Our Ref Address : NINA/UOB1360 : Unit No. SW-03A-03A, Cova Square, Jalan Teknologi, Kota Damansara, PJU5, 47810 Petaling Jaya, Selangor

36 RESERVE PRICE RM 198,000.00 SHAH ALAM



Description : A Soho (Small Office Home Office)
Area : 450 sq. ft.
Assignor : Mohamad Nasrul Affendi Bin Darwin
Solicitor : Sidek Teoh Wong & Dennis (03-2692 3000) (RCM/9878006697/PRI)
Our Ref Address : NINA/UOB1349 : No. B-15-12, 15th Floor, Block B, Tulip Residensi, No. 6, Persiaran Metafasa, Taman Bukit Subang, Seksyen U16, 40160 Shah Alam, Selangor
BUMIPUTRA LOT

37 RESERVE PRICE RM 190,000.00 MELAKA



Description : A Stratified Retail Lot
Area : 265.94 sq. ft.
Assignor : Chang Chwee Lian
Solicitor : Chua & Partners (JB) (07-3510510) (RCM/2528025767/W WY)
Our Ref Address : UMI/UOB1352 : Unit No. G-057, Kompleks Bunga Raya, Jalan Pasar Baru, 75100 Melaka

38 RESERVE PRICE RM 179,000.00 KUALA LUMPUR



Description : An Office Suite
Area : 635 sq. ft.
Assignor : Lim Ju Li (F)
Solicitor : Khaw & Partners (03-2141 7633) (RCM/KV/JI/3838021814/NAH)
Our Ref Address : WAWA/UOB1159 : Unit No. 12-05, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur

39 RESERVE PRICE RM 143,000.00 NILAI



Description : An Apartment
Area : 380 sq. ft.
Assignor : Adi Edry Faris Bin Faris Mahida
Solicitor : Chua & Partners (JB) (07-3510510) (RCM/9468009524/PRI)
Our Ref Address : UMI/UOB1337 : No. P2-37-5, Menara Premium 2, Pusat Perniagaan & Residensi Mesa, Persiaran Ilmu, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus.

40 RESERVE PRICE RM 138,000.00 CYBERJAYA



Description : A Duplex Soho (Small Office Home Office)
Area : 549 sq. ft.
Assignor : Wong Lou Sang
Solicitor : Seow & Megat (03-2166 3384) (RCM/3188036811/ PRI)
Our Ref Address : UMI/UOB1308 : Unit No. T1-04-14, Tower 1, The Place, Jalan Teknokrat 1/1, Cyberjaya 3, 63000 Cyberjaya, Selangor Darul Ehsan.

41 RESERVE PRICE RM 125,000.00 BATU CAVES



Description : A Low-Cost Flat
Area : 650 sq. ft.
Assignor : Khumar A/L Krishnan & Radha A/P Ganasas
Solicitor : Seow & Megat (603 2166 3384) (RCM/KV/KP/3768012472/NFN)
Our Ref Address : UMI/UOB0692 : Unit No. C-3-09, 3rd Floor, Block Cahaya, Putri Laksamana, Jalan Batu Caves, 68100 Batu Caves, Selangor

42 RESERVE PRICE RM 117,000.00 AMPANG



Description : A Low-Cost Flat
Area : 538 sq. ft.
Assignor : Rajah A/L Suppiah
Solicitor : Azhar & Goh (03-22423888) (RCM/5088025661/PRI)
Our Ref Address : WAWA/UOB1354 : Unit No. 105, Ground Floor, Block 3, PKNS Kampung Tasek Tambahan, Jalan Tasek Tambahan 2, Kampung Tasek Tambahan, 68000 Ampang, Selangor Darul Ehsan.

43 RESERVE PRICE RM 114,000.00 KOTA KINABALU



Description : A Retail Unit
Area : 258 sq. ft.
Assignor : Chong Ping Ping @ Cheng Ping Ping
Solicitor : Wong & Shim (088-233171) (RCM/2618001751 & 1563038611/PRI)
Our Ref Address : UMI/UOB1299 : Unit No. S-73A, Second Floor, Waterfront Mall (Oceanus Waterfront Mall); Jalan Tun Fuad Stephen, 88000 Kota Kinabalu, Sabah.

44 RESERVE PRICE RM 110,000.00 AMPANG



Description : A Stratified Office Unit
Area : 750 sq. ft.
Assignor : Chong Kian Kee
Solicitor : Azhar & Goh (03-22423888) (RCM/5088105355/PRI)
Our Ref Address : UMI/UOB1368 : Unit No. 7-3A, Premises No. 7, Jalan UP 1/2, Taman Ukay Perdana, 68000 Ampang, Selangor Darul Ehsan

45 RESERVE PRICE RM 106,000.00 PETALING JAYA



Description : A Service Apartment Unit
Area : 226 sq. ft.
Assignor : Amuddhu Kumar Ashok & Sujatha Kumar Amuddhu
Solicitor : Nik Hussain & Partners (03-27882888) (RCM/2488207085/ PRI)
Our Ref Address : WAWA/UOB1293 : Unit No. B-13-19, Menara B, PJ Centrestage, No. 1, Jalan 13/1, 46100 Petaling Jaya, Selangor Darul Ehsan
BUMIPUTRA LOT

46 RESERVE PRICE RM 84,000.00 MELAKA



Description : A Business Suite
Area : 820 sq. ft.
Assignor : Law Sip Yian (Liu Jiyan)
Solicitor : Nik Hussain & Partners (03-27882888) (RCM/KV/BS/3188039489/AIA)
Our Ref Address : UMI/UOB0964 : No. E-5-4, Block E, Jalan PKAK 2, Pusat Komersial Ayer Keroh, 75450 Hang Tuah, Jaya, Melaka.

47 RESERVE PRICE RM 70,000.00 MELAKA



Description : An Intermediate Service Suite Unit
Area : 209 sq. ft.
Assignor : Anthony Goh Buan Seng
Solicitor : Azhar & Goh (03-2242 3888) (RCM/3858038187/P RI)
Our Ref Address : NINA/UOB1339 : Unit No. C-29-18, 29th Floor, Hatten City, 75000 Melaka Tengah, Melaka

48 RESERVE PRICE RM 50,000.00 SEREMBAN



Description : A Retail Shop Lot
Area : 173.04 sq. ft.
Assignor : Marmiza Binti Che Omar
Solicitor : Nik Hussain & Partners (03-27882888) (RCM/3498037001/PRI)
Our Ref Address : NINA/UOB1357 : No. L2-006, Pusat Komersial Unicity, Seksyen 3, Seremban 3, 70300 Seremban, Negeri Sembilan Darul Khusus.

49	RESERVE PRICE	RM 34,000.00	PETALING JAYA
	Description : A Shop Lot Area : 75 sq. ft. Assignor : Ooi Sock Suan Solicitor : Chua & Partners (03-2020 2000) (RCM/KV/MP/3818063340/ZLZ) Our Ref : WAWA/UOB1219 Address : Unit No. G-045, Podium, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor Darul Ehsan.		

**WILL SELL THE PROPERTIES DESCRIBED
BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING
ON MONDAY, THE 22ND DAY OF DECEMBER 2025, 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)

50	RESERVE PRICE	RM 380,000.00	ISKANDAR PUTERI
	Description : A Sofa (Deluxe) Area : 771 sq ft Assignor : Lan, Wei-Shou Solicitor : Chua & Partners (JB) (07-3510510) (RCM/3198127564/PRI) Our Ref : UMI/UOB1356 Address : Unit No. T2-35-03B, Residensi D'Pristine, Lebuh Medini Iskandar, 79250 Iskandar Puteri, Johor Darul Ehsan		

51	RESERVE PRICE	RM 380,000.00	JOHOR BAHRU
	Description : A Service Apartment Unit Area : 904 sq ft Assignor : Sasheedharan A/L Maduan Solicitor : Khaw & Partners (03-2141 7633) (RCM/3638067933/PRI) Our Ref : UMI/UOB1351 Address : #14-06, Menara A, Pangsapuri Puncak Kempas Utama, Jalan Kempas Utama 2/6, Taman Kempas Utama, 81300 Johor Bahru, Johor Darul Takzim.		

52	RESERVE PRICE	RM 292,000.00	ISKANDAR PUTERI
	Description : A Small Office Flexible Office (Sofa) Area : 664 sq ft Assignor : Chin Sek Fah & Chia Boon Khee (Xie Wenqi) Solicitor : Chua & Partners (JB) (07-3510510) (RCM/3198113776/ PRI) Our Ref : UMI/UOB1314 Address : No. T1-22-29, Residensi D'Pristine, Lebuh Medini Utara, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.		

53	RESERVE PRICE	RM 230,000.00	MASAI
	Description : A Three Bedroom Apartment Area : 904.17 Assignor : Mohd Faiz Bin Ishak Solicitor : YH Teh & Quek (03-2698 8181) (RCM/5138045383&3 703081191/PRI) Our Ref : UMI/UOB1377 Address : Unit No. A12-2-1, Vista Seri Alam, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor Darul Takzim.		

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 / 010 2161 147

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.



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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