



DATE: WEDNESDAY
11-6-2025
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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TEL NO.

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 WEDNESDAY, THE 11TH JUNE 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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 820,000.00	KUALA LUMPUR
	Description	: A SERVICE APARTMENT : Approx 990 sq. ft. : Hoh Hock Koon : M/S Nik Hussain & Partners : (03-27882888) : (KW/298-064/2023/UOB/HHKJ) : LIYANA/UOB1208(1) : Unit No. 8-5, Damai 88, Jalan Damai, 50450 Kuala Lumpur.	
	Area	: Approx 990 sq. ft.	
	Assignor	: Hoh Hock Koon	
	Solicitor	: M/S Nik Hussain & Partners : (03-27882888) : (KW/298-064/2023/UOB/HHKJ)	
	Our Ref Address	: LIYANA/UOB1208(1) : Unit No. 8-5, Damai 88, Jalan Damai, 50450 Kuala Lumpur.	
		MALAY RESERVED AREA	

2	RESERVE PRICE	RM 657,000.00	KEPONG
	Description	: A 3+1-BEDROOM SERVICED APARTMENT UNIT : Approx 980 sq. ft. : Lee Goon Hiong & Lee Mui Ming : M/S Nik Hussain & Partners : (03-27882888) : (KW/298-146/2023/UOB/LGH&LMM) : LIYANA/UOB1180(2) : Unit No. B-13-5, Blok Baris @ Amanja, Jalan Desa 2/2, Desa Aman Puri, 52100 Kepong, Kuala Lumpur.	
	Area	: Approx 980 sq. ft.	
	Assignor	: Lee Goon Hiong & Lee Mui Ming	
	Solicitor	: M/S Nik Hussain & Partners : (03-27882888) : (KW/298-146/2023/UOB/LGH&LMM)	
	Our Ref Address	: LIYANA/UOB1180(2) : Unit No. B-13-5, Blok Baris @ Amanja, Jalan Desa 2/2, Desa Aman Puri, 52100 Kepong, Kuala Lumpur.	

3	RESERVE PRICE	RM 621,000.00	KUALA LUMPUR
	Description	: A 2-BEDROOM DUPLEX SERVICED APARTMENT WITH A CAR PARKING BAY : Approx 861 sq. ft. : Mahendran A/L Paramasevam : M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L1495.11001704424SF/TNH) : LIYANA/UOB1142(4) : Unit No. MK3-35-13A, Arte Mont Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.	
	Area	: Approx 861 sq. ft.	
	Assignor	: Mahendran A/L Paramasevam	
	Solicitor	: M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L1495.11001704424SF/TNH)	
	Our Ref Address	: LIYANA/UOB1142(4) : Unit No. MK3-35-13A, Arte Mont Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.	

4	RESERVE PRICE	RM 612,000.00	SEPAANG
	Description	: A STRATIFIED DOUBLE STOREY MID TERRACED HOUSE : Approx 1,399 sq. ft. : G Eswmat A/L Gingaiah : M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L921(F).11001704422JCS/WS) : LIYANA/UOB1185(2) : Premises No. 12A, Jalan Sunsuria 3B/6, Monet Springtime, Bandar Sunsuria, 43900 Sepang, Selangor	
	Area	: Approx 1,399 sq. ft.	
	Assignor	: G Eswmat A/L Gingaiah	
	Solicitor	: M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L921(F).11001704422JCS/WS)	
	Our Ref Address	: LIYANA/UOB1185(2) : Premises No. 12A, Jalan Sunsuria 3B/6, Monet Springtime, Bandar Sunsuria, 43900 Sepang, Selangor	

5	RESERVE PRICE	RM 600,000.00	KUALA LUMPUR
	Description	: A 3-BEDROOM SERVICE APARTMENT WITH A CAR PARKING BAY : Approx 958 sq. ft. : Koh Koek Hung : M/S Khaw & Partners : (03-2141 7633) : (362/218/26979/2016 (754)) : WAWA/UOB1210(1) : Unit No. B-33A-11, Residensi Tebing Selatan, No. 179, Jalan Klang Lama, 58000 Kuala Lumpur.	
	Area	: Approx 958 sq. ft.	
	Assignor	: Koh Koek Hung	
	Solicitor	: M/S Khaw & Partners : (03-2141 7633) : (362/218/26979/2016 (754))	
	Our Ref Address	: WAWA/UOB1210(1) : Unit No. B-33A-11, Residensi Tebing Selatan, No. 179, Jalan Klang Lama, 58000 Kuala Lumpur.	

6	RESERVE PRICE	RM 511,000.00	SHAH ALAM
	Description	: A 3-BEDROOM APARTMENT UNIT : Approx 1,079 sq. ft. : Jackson Ng : M/S Chua & Partners : (03-2020 2000) : (MHH/UOB/A1487/24/Jackson Ng) : LIYANA/UOB1139(4) : Unit No. B-11-09, Block B, Pangsapuri Nadayu 801, No. 1, Jalan Zuhrah U5/163, Taman Subang Murni, 40150 Shah Alam, Selangor	
	Area	: Approx 1,079 sq. ft.	
	Assignor	: Jackson Ng	
	Solicitor	: M/S Chua & Partners : (03-2020 2000) : (MHH/UOB/A1487/24/Jackson Ng)	
	Our Ref Address	: LIYANA/UOB1139(4) : Unit No. B-11-09, Block B, Pangsapuri Nadayu 801, No. 1, Jalan Zuhrah U5/163, Taman Subang Murni, 40150 Shah Alam, Selangor	

7	RESERVE PRICE	RM 486,000.00	SUNGAI BESI
	Description	: A THREE-BEDROOM CONDOMINIUM WITH TWO CAR PARKING LOTS (FOR 3 CARS) : Approx 1,154 sq. ft. : Ooi Saw Leong : M/S Khaw & Partners : (03-2141 7633) : (362/218/26979/2016 (C-68)) : WAWA/UOB1173(2) : Unit No. E-3A-2, Midfields 2, Kondominium Sungai Besi, No. 1, Jalan Besi Kawi, Off Lebuhraya Sungai Besi, 57100 Kuala Lumpur.	
	Area	: Approx 1,154 sq. ft.	
	Assignor	: Ooi Saw Leong	
	Solicitor	: M/S Khaw & Partners : (03-2141 7633) : (362/218/26979/2016 (C-68))	
	Our Ref Address	: WAWA/UOB1173(2) : Unit No. E-3A-2, Midfields 2, Kondominium Sungai Besi, No. 1, Jalan Besi Kawi, Off Lebuhraya Sungai Besi, 57100 Kuala Lumpur.	

8	RESERVE PRICE	RM 438,000.00	SHAH ALAM
	Description	: A THREE PLUS ONE-BEDROOM SERVICE APARTMENT WITH TWO CAR PARKING BAYS : Approx 1,351 sq. ft. : Tan Sze Pin & Yong Yeong Ren : M/S Nik Hussain & Partners : (03-27882888) : (KW/298-008/2024/UOB/TSP) : LIYANA/UOB1042(4) : Unit No. SA2-15-7, Vista Alam, No 3, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam Selangor	
	Area	: Approx 1,351 sq. ft.	
	Assignor	: Tan Sze Pin & Yong Yeong Ren	
	Solicitor	: M/S Nik Hussain & Partners : (03-27882888) : (KW/298-008/2024/UOB/TSP)	
	Our Ref Address	: LIYANA/UOB1042(4) : Unit No. SA2-15-7, Vista Alam, No 3, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam Selangor	

9	RESERVE PRICE	RM 430,000.00	KEPONG
	Description	: A CONDOMINIUM UNIT : Approx 904 sq. ft. : Stanley Khan Meng Fai & Cheong Sook Phei : M/S Gibb & Co. : (03-2856 9771) : (GCKL/UOB/2024/T8565/nn) : WAWA/UOB1209(1) : Unit No. F-13-08, Residensi Mizumi No. 3, Persiaran Metro Perdana Taman Metropolitan Kepong, 52100 Kuala Lumpur	
	Area	: Approx 904 sq. ft.	
	Assignor	: Stanley Khan Meng Fai & Cheong Sook Phei	
	Solicitor	: M/S Gibb & Co. : (03-2856 9771) : (GCKL/UOB/2024/T8565/nn)	
	Our Ref Address	: WAWA/UOB1209(1) : Unit No. F-13-08, Residensi Mizumi No. 3, Persiaran Metro Perdana Taman Metropolitan Kepong, 52100 Kuala Lumpur	

10	RESERVE PRICE	RM 414,000.00	KUALA LUMPUR
	Description	: AN OFFICE SUITE : Approx 829 sq. ft. : Lim Ju Li (F) : M/S Khaw & Partners : (03-2141 7633) : (390/284/31147/2024) : WAWA/UOB1161(3) : Unit No. 13-06, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur.	
	Area	: Approx 829 sq. ft.	
	Assignor	: Lim Ju Li (F)	
	Solicitor	: M/S Khaw & Partners : (03-2141 7633) : (390/284/31147/2024)	
	Our Ref Address	: WAWA/UOB1161(3) : Unit No. 13-06, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur.	

11	RESERVE PRICE	RM 395,000.00	SUNGAI BESI
	Description	: A 3-BEDROOM SERVICED APARTMENT : Approx 1,141 sq. ft. : Mohd Redha Bin Mohd Ridzuan & Nur Asyikin Binti Abdul Jalil : M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L1468.11001704424SF/TNH) : LIYANA/UOB1110(5) : Unit No. D3-23-1, Blok D3, Residensi Bandar Razak, No.1, Jalan Razak Mansion, 57100 Sungai Besi, Kuala Lumpur. Bumiputra Lot	
	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) : (L1468.11001704424SF/TNH)	
	Our Ref Address	: LIYANA/UOB1110(5) : Unit No. D3-23-1, Blok D3, Residensi Bandar Razak, No.1, Jalan Razak Mansion, 57100 Sungai Besi, Kuala Lumpur. Bumiputra Lot	

12	RESERVE PRICE	RM 365,000.00	MIRI
	Description	: A SINGLE-STOREY SEMI DETACHED DWELLING HOUSE : Approx 407.00 sq. m. : Yong Swee Liung & Anizan Binti Sulaiman : M/S Clement I & Co. : (082-265826) : (UOB-YS/24103/JY-LV) : WAWA/UOB1145(4) : Lot 10279, Desa Viana, Off Jalan Bakam, 98000 Miri, Sarawak.	
	Area	: Approx 407.00 sq. m.	
	Assignor	: Yong Swee Liung & Anizan Binti Sulaiman	
	Solicitor	: M/S Clement I & Co. : (082-265826) : (UOB-YS/24103/JY-LV)	
	Our Ref Address	: WAWA/UOB1145(4) : Lot 10279, Desa Viana, Off Jalan Bakam, 98000 Miri, Sarawak.	

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03 2161 6649 / 010 2161 147

13 RESERVE PRICE RM 365,000.00 MIRI



Description : A 1 1/2 STOREY INTERMEDIATE TERRACED HOUSE
Area : Approx 213.70 sq. m.
Assignor : Mohd Firdaus Abdullah
Solicitor : M/S Clement I & I Co. (082-265826)
Our Ref : (UOB/MFA/24150/JY-LV)
Address : WAWA/UOB1156(3)
 Survey Lot 12302 of Parent Lot 7954, Block 5, Lambir Land District, 98000 Miri, Sarawak.

14 RESERVE PRICE RM 360,000.00 SUBANG JAYA



Description : A 1-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 678 sq. ft.
Assignor : Ho Kim Hun
Solicitor : M/S Khaw & Partners (03-2141 7633)
Our Ref : (390/362/31451/2025)
Address : WAWA/UOB1175(2)
 Unit No. A13-11, USJ One, Jalan Persiaran Subang Permai, USJ 1, 47500 Subang Jaya, Selangor

15 RESERVE PRICE RM 360,000.00 SUBANG JAYA



Description : A 1-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 678 sq. ft.
Assignor : Ho Kim Hun
Solicitor : M/S Khaw & Partners (03-2141 7633)
Our Ref : (390/362/31452/2025)
Address : WAWA/UOB1176(2)
 Unit No. A13-10, USJ One, Jalan Persiaran Subang Permai, USJ 1, 47500 Subang Jaya, Selangor

16 RESERVE PRICE RM 343,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 1,100 sq. ft.
Assignor : Ho Hann Wen
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref : (KW/298-025/2023/UOB/HWW)
Address : LIYANA/UOB1135(4)
 Unit No. A-23-3A, Block A, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

17 RESERVE PRICE RM 343,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 1,100 sq. ft.
Assignor : Tan Yoon Keong
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref : (KW/298-022/2023/UOB/TYK)
Address : LIYANA/UOB1136(4)
 Unit No. A-19-10, Block A, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

18 RESERVE PRICE RM 341,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 1,100 sq. ft.
Assignor : Ho Chai Wenn & Ngai Han Ting
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref : (KW/298-083/2023/UOB/HWC&NHT)
Address : LIYANA/UOB1137(4)
 Unit No. B-7-6, Block B, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

19 RESERVE PRICE RM 333,000.00 KUALA LUMPUR



Description : AN OFFICE SUITE
Area : Approx 635 sq. ft.
Assignor : Lim Ju Li (F)
Solicitor : M/S Khaw & Partners (03-2141 7633)
Our Ref : (390/282/31145/2024)
Address : WAWA/UOB1159(3)
 Unit No. 12-05, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur

20 RESERVE PRICE RM 333,000.00 KUALA LUMPUR



Description : AN OFFICE SUITE
Area : Approx 635 sq. ft.
Assignor : Lim Ju Li (F)
Solicitor : M/S Khaw & Partners (03-2141 7633)
Our Ref : (390/283/31146/2024)
Address : WAWA/UOB1160(3)
 Unit No. 13-05, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur.

21 RESERVE PRICE RM 333,000.00 TELOK PANGLIMA GARANG



Description : AN APARTMENT
Area : Approx 1,001 sq. ft.
Assignor : Cham Woi Can
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref : (KW/298-125/2023/UOB/CWC)
Address : LIYANA/UOB1163(3)
 Unit No. D-15-09, Blok D, Pangsapuri Tropicana Aman 1, Jalan Aman Simfoni 1, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor

22 RESERVE PRICE RM 329,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 1,000 sq. ft.
Assignor : Chen Tjan Yee
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref : (KW/298-047/2023/UOB/CTY)
Address : LIYANA/UOB1138(4)
 Unit No. B-9-3A, Block B, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

23 RESERVE PRICE RM 329,000.00 SHAH ALAM



Description : A SERVICE APARTMENT
Area : Approx 630 sq. ft.
Assignor : Tania Bianca Nathan
Solicitor : M/S Gibb & Co. (03-2856 9771)
Our Ref : (GCKL/UOB/2024/T8404/nn)
Address : WAWA/UOB1177(2)
 Unit No. P-09-03A, 9th Floor, Block Princeton, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor

24 RESERVE PRICE RM 324,000.00 KUALA LUMPUR



Description : AN OFFICE SUITE
Area : Approx 829 sq. ft.
Assignor : Chong Kim Song
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref : (KW/298-108/2023/UOB/CKS)
Address : LIYANA/UOB1178(2)
 Unit No. 10-1, Wisma Trax (Wisma 730), Jalan Lima, Off Jalan Chan Sow Lin, 52200 Kuala Lumpur.

25 RESERVE PRICE RM 310,000.00 KLANG



Description : AN APARTMENT UNIT
Area : Approx 1,044 sq. ft.
Assignor : Manimegalai A/P Arjunan
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref : (TKT/298-069/2024/UOB/MA)
Address : LIYANA/UOB1207(1)
 Unit No. C-09-3A, Block C, Pangsapuri Palm Garden, Persiaran Bukit Raja/KU1, Bandar Baru Klang, 41050 Klang, Selangor

26 RESERVE PRICE RM 307,000.00 PETALING JAYA



Description : AN OFFICE SUITE
Area : Approx 689 sq. ft.
Assignor : Harper Links Services (M) Sdn. Bhd., Lai Kok Haw & Kit Sin Thye
Solicitor : M/S Chua & Partners (03-2020 2000)
Our Ref : (MH/A1500/LAI KOK HAW)
Address : LIYANA/UOB1133(4)
 Unit No. C-08-25, 8th Floor, Menara C, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor

27 RESERVE PRICE RM 292,000.00 CYBERJAYA



Description : AN END UNIT OFFICE
Area : Approx 1,012 sq. ft.
Assignor : Chong Kui Khiong
Solicitor : M/S Khaw & Partners (03-2141 7633)
Our Ref : (362/218/26979/2019/345))
Address : LIYANA/UOB1134(4)
 Unit No. 06-22, Kennington Business Centre, Persiaran Kreatif, Off Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor

28 RESERVE PRICE RM 290,000.00 CHERAS



Description : A SERVICE APARTMENT UNIT
Area : Approx 1,020 sq. ft.
Assignor : Lee Yiat Li & Lee Jun Hui
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref : (KW/298-116/2023/UOB/LYL)
Address : LIYANA/UOB1109(5)
 Unit No. A-10-7, 10th Floor, Block A, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor

29 RESERVE PRICE RM 288,000.00 BATU CAVES



Description : A DESIGNER SUITE
Area : Approx 624 sq. ft.
Assignor : Ang Bin Bin
Solicitor : M/S Gibb & Co. (03-2856 9771)
Our Ref : (GCKL/UOB/2024/T8617/nn)
Address : LIYANA/UOB1179(2)
 Unit No. C-27-23A, 168 Residensi Selayang, KM 12, Jalan Ipoh - Rawang, 68100 Batu Caves, Selangor

30 RESERVE PRICE RM 285,000.00 PETALING JAYA



Description : A 2+1 BEDROOM SERVICED APARTMENT UNIT
Area : Approx 678 sq. ft.
Assignor : Mohammad Fakhruddin Bin Zulkifli & Nor Azimah Binti Mohd Khir Johari
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref : (L1366:11001704424SF/TNH)
Address : LIYANA/UOB1015(5)
 Unit No. C-25-13A, Block C, Residensi Damai Meriah, No. 2, Jalan PUJ 10/1A, Damansara Damai, 47830 Petaling Jaya, Selangor.

31	RESERVE PRICE	RM 270,000.00	BATU CAVES		Description : A STUDIO SERVICED APARTMENT UNIT Area : Approx 538 sq. ft. Assignor : Chan Chee Chung Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T8568/nn) Our Ref Address : WAWA/UOB1183(2) Unit No. C-20-07, 168 Residensi Selayang, KM12, Jalan Ipoh – Rawang, 68100 Batu Caves, Selangor.
32	RESERVE PRICE	RM 254,000.00	NILAI		Description : A 3-BEDROOM SERVICED APARTMENT UNIT Area : Approx 962 sq. ft. Assignor : Norbasyazana Binti Baharudin Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1394.11001704424SF/TNH) Our Ref Address : WAWA/UOB1103(5) Unit No. A-31-4, Menara A, Pangsapuri Perkhidmatan Residensi KLIA, Jalan Pusat Niaga KLIA 6, 71800 Nilai, Negeri Sembilan.
33	RESERVE PRICE	RM 231,000.00	SEMENYIH		Description : A 3-BEDROOM APARTMENT UNIT Area : Approx 818 sq. ft. Assignor : Jeferi Bin Mohd Anuar Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1437.11001704424SF/TNH) Our Ref Address : WAWA/UOB1111(5) Unit No. 13-12, Residensi Damai, Jalan Damai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor
34	RESERVE PRICE	RM 212,000.00	PETALING JAYA		Description : A SERVICE SUITE UNIT Area : Approx 438 sq. ft. Assignor : Teh Sid Hong Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1418.11001704424SF/TNH) Our Ref Address : WAWA/UOB1144(4) Unit No. C-20-07, 168 Residensi Selayang, KM12, Jalan Ipoh – Rawang, 68100 Batu Caves, Selangor.
35	RESERVE PRICE	RM 191,000.00	SEMENYIH		Description : A SERVICE APARTMENT Area : Approx 979 sq. ft. Assignor : Cheow Wai Kit Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T8126/NN) Our Ref Address : WAWA/UOB1106(5) Unit No. B-13-02, Block B, Ascotte Boulevard, Jalan Bandar Rinchang 6/1, Bandar Rinchang, 43500 Semenyih, Selangor
36	RESERVE PRICE	RM 169,000.00	KAJANG		Description : A SOHO (SMALL OFFICE HOME OFFICE) Area : Approx 452 sq. ft. Assignor : Salmah Binti Laronda Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T827) Our Ref Address : WAWA/UOB1140(4) Unit No. B-14-09, Block B, Residensi Rimbun, Jalan Zamrud Utama, Persiaran Kajang 2, 43000 Kajang, Selangor
37	RESERVE PRICE	RM 132,000.00	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) (GCKL/UOB/2024/T8208) Our Ref Address : LIYANA/UOB1077(6) Unit No. B-20-13A, Block B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor
38	RESERVE PRICE	RM 117,000.00	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) (GCKL/UOB/2024/T8047) Our Ref Address : WAWA/UOB1033(8) Unit No. A-38-03, Menara Halo (Menara A), Empire City, No. 8, Jalan Damansara, Damansara Perdana, 47820 Petaling Jaya, Selangor

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

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RESERVE PRICE

RM 720,000.00

ISKANDAR PUTERI



Description	: A STRATIFIED DOUBLE STOREY MID TERRACE SHOPOFFICE
Area	: Approx 1,205.56 sq. ft.
Assignor	: Chua Teck Kwang, Danny, Joanna Tay Yi Kin, Kevin Wee Teck Jin & Low Sow Pin
Solicitor	: M/S Nik Hussain & Partners (03-27882888)
Our Ref Address	: WAWA/UOB/1182(2) No. 8, Blok D1, Pusat Perdagangan Oli Medini 1, Persiaran Medini Sentral 6, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor

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RESERVE PRICE

RM 441,000.00

JOHOR BAHRU



Description	: AN APARTMENT UNIT
Area	: Approx 1,163 sq. ft.
Assignor	: Lim Chee Yong
Solicitor	: M/S Chua & Partners (03-2020 2000)
Our Ref Address	: WAWA/UOB/A/1516/24/Lim Chee Yong (MH/UOB/A/184/2) No. #07-14, Pangsupuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 81200 Johor Bahru, Johor.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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
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