



DATE: WEDNESDAY

08-05-2024

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)]



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
TEL NO. 03-2161 6649 / 03-2162 6649
FAX NO. 03-2161 6648

 Ehsan Auctioneers Sdn Bhd

 hema@ehsanauctioneers.com

 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 8TH DAY OF MAY 2024, AT 3.00 P.M.
IN THE AFTERNOON, AT "EHSAN AUCTION HALL" SUITE C-0-3A, LEVEL UG, BLOCK C,
MEGAN AVENUE II, NO.12, JALAN YAP KWAN SENG, 50450 KUALA LUMPUR.**

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

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 4,520,000.00	SUBANG JAYA
	Description	: STRATIFIED SHOP LOT LOCATED ON THE GROUND FIRST AND SECOND FLOOR OF A 3-STORY BUILDING WITH LIFTS AND THREE BASEMENT CARPARKS	
	Area	: Approx 4,618 sq. ft.	
	Assignor	: Wu Weimin	
	Solicitor	: M/S Nik Hussain & Partners (Tel: 03-27882943) (KW/298-087/2023/UOB/WWW)	
	Our Ref Address	: AZWA/UB0769(4) : Unit Nos. E-01-02, E-02-02 & E-03-02, Block E, Sunway Geo Avenue, Jalan Lagoon Selatan, Sunway South Quay, Bandar Sunway, 47500 Subang Jaya, Selangor.	

2	RESERVE PRICE	RM 855,000.00	KUALA LUMPUR
	Description	: CONDOMINIUM	
	Area	: Approx 2,422 sq. ft.	
	Assignor	: Auste Michael	
	Solicitor	: M/S Nik Hussain & Partners (Tel: 03-2788 2943) (KW/298-087/2023/UOB/MJA)	
	Our Ref Address	: AZWA/UB0822(2) : 16-1 Richmond, Pangsapuri Kiara 3, No. 29, Jalan Kiara 3, Mont' Kiara, 51200 Kuala Lumpur.	

3	RESERVE PRICE	RM 689,000.00	CHERAS
	Description	: 3+1 BEDROOM CONDOMINIUM WITH A DOUBLE-CAR PARKING LOT	
	Area	: Approx 2,024 sq. ft.	
	Assignor	: Lim Hock Soon	
	Solicitor	: M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/26979/2016(602))	
	Our Ref Address	: AZWA/UB0811(3) : Unit No. B-03-07, Blok B, Windows on The Park, Jalan KPB 18, 43200 Cheras, Selangor.	

4	RESERVE PRICE	RM 592,000.00	KUALA LUMPUR
	Description	: 3-BEDROOM SERVICE APARTMENT WITH 2 CAR PARKING BAYS	
	Area	: Approx 1,012 sq. ft.	
	Assignor	: Yong Poh Kheng & Lee Wee Kiat	
	Solicitor	: M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/26979/2016(550))	
	Our Ref Address	: AZWA/UB0806(3) : Unit No. A-38-9, Residensi Inspirasi Mont' Kiara, No. 16, Jalan Kiara 4, Mont' Kiara, 50480 Kuala Lumpur.	

5	RESERVE PRICE	RM 569,000.00	KUALA LUMPUR
	Description	: 3+1 BEDROOM APARTMENT WITH 2 CAR PARKING BAYS	
	Area	: Approx 1,561 sq. ft.	
	Assignor	: Vinesvari A/P S.Sreekrishnan	
	Solicitor	: M/S Nik Hussain & Partners (Tel: 03-2788 2943) (KW/298-084/2023/UOB/VSS)	
	Our Ref Address	: AZWA/UB0878(4) : Unit No. 3A-3A, Kuarza 16 Apartment, Jalan Melawati 7B, Taman Kuarza 16, 53100 Kuala Lumpur.	

6	RESERVE PRICE	RM 559,000.00	KUALA LUMPUR
	Description	: 4-BEDROOM CONDOMINIUM WITH 2 CAR PARKING BAYS	
	Area	: Approx 1,216 sq. ft.	
	Assignor	: Lim Hock King & Chew Yee Ming	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1116(F),11001704423SF/TNH)	
	Our Ref Address	: AZWA/UB0805(3) : Unit No. A-17-02, Residensi Bayan, Desa Petaling, No. 22A, Jalan 2/125, Desa Petaling, 57100 Kuala Lumpur.	

7	RESERVE PRICE	RM 550,000.00	CHERAS
	Description	: TWO-BEDROOM SERVICED APARTMENT UNIT	
	Area	: Approx 850 sq. ft.	
	Assignor	: Norliala Binti Ismail & Mohd Shukri Bin Jamaludin	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1210(F),11001704424SF/TNH)	
	Our Ref Address	: ALIN/UB0847(1) : Unit No. A-21-9, Block A, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor. BUMIPUTRA LOT	

8	RESERVE PRICE	RM 540,000.00	SENTUL
	Description	: TWO-BEDROOM SERVICE APARTMENT WITH A CAR PARKING BAY	
	Area	: Approx 829 sq. ft.	
	Assignor	: Muhammad Fitri Bin Mohamed Jagubar	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1129(F),11001704423SF/TNH)	
	Our Ref Address	: ALIN/UB0848(1) : Unit No. 13A-13, Residensi Rica Sentul, No. 1, Jalan Perhentian, Sentul, 51100 Kuala Lumpur. BUMIPUTRA LOT	

9	RESERVE PRICE	RM 496,000.00	CYBERJAYA
	Description	: CORNER 3-BEDROOM SERVICED APARTMENT UNIT	
	Area	: Approx 1,373 sq. ft.	
	Assignor	: Tan Yan Ann (Chen Yan'an)	
	Solicitor	: M/S Nik Hussain & Partners (Tel: 03-2788 2943) (KW/298-112/2023/UOB/YTA)	
	Our Ref Address	: AZWA/UB0791(3) : Unit No. A-07-02, Block A, Shaftsbury Residences, Jalan Impact, Cyber 6, 63000 Cyberjaya, Selangor.	

10	RESERVE PRICE	RM 490,000.00	KUALA LUMPUR
	Description	: SERVICE APARTMENT UNIT	
	Area	: Approx 786 sq. ft.	
	Assignor	: Cheang Meng Hwee	
	Solicitor	: M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MH/UB/A1193/24/CheangMengHwee)	
	Our Ref Address	: UMI/UB0853(1) : Unit No. C-26-02, Block C, Residensi Tebing Selatan, No. 179, Jalan Klang Lama, 58000 Kuala Lumpur.	

11	RESERVE PRICE	RM 486,000.00	KUALA LUMPUR
	Description	: SERVICED APARTMENT	
	Area	: Approx 980 sq. ft.	
	Assignor	: Pang Tze Liang	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1101(F),11001704423SF/TNH)	
	Our Ref Address	: AZWA/UB0824(2) : Unit No. C-41-03, Residensi Lakeville, Jalan Sibul, Taman Wahyu, 68100 Kuala Lumpur.	

12	RESERVE PRICE	RM 480,000.00	SERI KEMBANGAN
	Description	: SERVICE APARTMENT UNIT	
	Area	: Approx 1,001 sq. ft.	
	Assignor	: Chan Kha Mun & Gan Weng Lun	
	Solicitor	: M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MH/UB/A1169/23/ChanKhaMun)	
	Our Ref Address	: ALIN/UB0849(1) : Unit No. A-11-18, Level 11, Block A, Pangsapuri Akasa, Jalan Akasa, Akasa Cheras Selatan, 43300 Seri Kembangan, Selangor.	

13	RESERVE PRICE	RM 414,000.00	WANGSA MAJU
	Description	: TWO BEDROOM SERVICE APARTMENT WITH A CAR PARKING BAY	
	Area	: Approx 721 sq. ft.	
	Assignor	: Mohd Zahwan Bin Djemiko	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1148(F),11001704423SF/TNH)	
	Our Ref Address	: AZWA/UB0825(2) : Unit No. A-32-07, Residensi Sinaran Wangsa, No. 2, Jalan 3/27A, Wangsa Maju, 53300 Kuala Lumpur.	

14	RESERVE PRICE	RM 403,000.00	CYBERJAYA
	Description	: CORNER 3-BEDROOM SERVICED APARTMENT UNIT	
	Area	: Approx 1,373 sq. ft.	
	Assignor	: Ada Wong Ai Lin (Huang Ailin)	
	Solicitor	: M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/26979/2016(558))	
	Our Ref Address	: AZWA/UB0871(6) : Unit No. A-15-02, Block A, Shaftsbury Residences, Jalan Impact, Cyber 6, 63000 Cyberjaya, Selangor.	

15	RESERVE PRICE	RM 387,000.00	PUCHONG
	Description	: THREE BEDROOM SERVICE APARTMENT WITH TWO CAR PARKING BAYS	
	Area	: Approx 1,096 sq. ft.	
	Assignor	: Wan Gwo Liang	
	Solicitor	: M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/26979/2016(564))	
	Our Ref Address	: AZWA/UB0826(2) : Unit No. D-18-03, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor.	

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

16 RESERVE PRICE RM 381,000.00 SERI KEMBANGAN



Description : SERVICE APARTMENT
Area : Approx 936 sq. ft.
Assignor : Tee Kang Shun
Solicitor : M/S Chua & Partners (KL)
 (Tel: 03-2020 2000)
 (MHH/UOB/A/1124/23/TeeKangShun)
Our Ref Address : Unit No. B-20-01, Sfera Residensi,
 Jalan Atmosphere Utama 1, Bandar
 Putra Permai, 43300 Seri Kembangan,
 Selangor.

17 RESERVE PRICE RM 365,000.00 BATU CAVES



Description : SERVICE APARTMENT UNIT
Area : Approx 1,242 sq. ft.
Assignor : Ong Swee How & Ling Becky
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (L1085(F),11001704423SF/WS)
Our Ref Address : AZWA/UOB0807(3)
 Unit No. V-23A-12, V-Residensi 5, KM
 12, Jalan Ipoh-Rawang, 68100 Batu
 Caves, Selangor.

18 RESERVE PRICE RM 357,000.00 CYBERJAYA



Description : CONDOMINIUM UNIT
Area : Approx 1,087 sq. ft.
Assignor : Lim Young Li
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (L1122(F),11001704423SF/TNH)
Our Ref Address : AZWA/UOB0804(3)
 Unit No. B1-07-02, 7th Floor, Block 1,
 Lake Point Residence, Cyber 11,
 63000 Cyberjaya, Selangor.

19 RESERVE PRICE RM 351,000.00 SHAH ALAM



Description : 3-BEDROOM CONDOMINIUM WITH
 2 CAR PARKING BAYS
Area : Approx 915 sq. ft.
Assignor : Won Jen Wei
Solicitor : M/S Nik Hussain & Partners
 (Tel: 03-2788 2943)
 (KW/298-089/2023/UOB/WJW)
Our Ref Address : AZWA/UOB0787(4)
 Unit No. B2-16-03, Residensi Hijauan,
 No. 4, Jalan Budiman 22/3, Seksyen
 22, 40300 Shah Alam, Selangor.

20 RESERVE PRICE RM 343,000.00 PUCHONG



Description : THREE PLUS ONE BEDROOM
 SERVICE APARTMENT WITH TWO
 CAR PARKING BAYS
Area : Approx 1,130 sq. ft.
Assignor : Parameswaran A/L Patehayappan
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (L1005(F),11001704423JCS/WS)
Our Ref Address : AZWA/UOB0619(6)
 Unit No. 12-07, Saville D'Lake, Jalan
 Saville, 47130 Puchong, Selangor.

21 RESERVE PRICE RM 342,000.00 KAJANG



Description : THREE PLUS ONE-BEDROOM
 APARTMENT WITH A CAR
 PARKING BAY
Area : Approx 1,259 sq. ft.
Assignor : Lim Fu Liang
Solicitor : M/S Chua & Partners (KL)
 (Tel: 03-2020 2000)
 (MHH/UOB/A/1089/23/LimFuLiang)
Our Ref Address : AZWA/UOB0827(2)
 Unit No. F-9-1, Blok F, Persiaran
 Putra, Taman Putra Kajang, 43000
 Kajang, Selangor.

22 RESERVE PRICE RM 329,000.00 KAJANG



Description : 3-BEDROOM CONDOMINIUM WITH
 2 CAR PARKING BAYS
Area : Approx 1,302 sq. ft.
Assignor : Yun Mai Sang & Kong Hoo Kit
Solicitor : M/S Nik Hussain & Partners
 (Tel: 03-2788 2943)
 (KW/298-130/2023/UOB/YMS&KHK)
Our Ref Address : AZWA/UOB0789(4)
 Unit No. 15-09, Oasis 2, Jalan Mutiara
 3, Mutiara Heights, 43000 Kajang,
 Selangor.

23 RESERVE PRICE RM 324,000.00 GOMBAK



Description : TWO PLUS ONE-BEDROOM
 SERVICE APARTMENT WITH TWO
 CAR PARKING BAYS
Area : Approx 678 sq. ft.
Assignor : Norfatin Syakila Binti Rosli
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (L1165(F),11001704423SF/TNH)
Our Ref Address : AZWA/UOB0821(2)
 Unit No. A-13-01, Level 26, Ayuman
 Suites, Jalan Sentosa 2, 53100
 Gombak, Selangor.

24 RESERVE PRICE RM 320,000.00 NILAI



Description : SERVICE APARTMENT UNIT
Area : Approx 710 sq. ft.
Assignor : Kaladevi A/P Raman
Solicitor : M/S Nik Hussain & Partners
 (Tel: 03-27882888)
 (KW/298-092/2023/UOB/KR)
Our Ref Address : AZWA/UOB0730(2)
 Unit No. C-1-5, 1st Floor, Block Calla,
 Pusat Perniagaan & Residensi Mesa,
 Persiaran Ilmu, Putra Nilai, 71800
 Nilai, Negeri Sembilan.

25 RESERVE PRICE RM 307,000.00 SUNGAI BESI



Description : SERVICE APARTMENT UNIT
Area : Approx 845 sq. ft.
Assignor : Jennani A/P Ganesalingam
Solicitor : M/S Nik Hussain & Partners
 (Tel: 03-2788 2943)
 (KW/298-117/2023/UOB/JG)
Our Ref Address : AZWA/UOB0790(4)
 Unit No. B1-43-02, Block B1, RC
 Residences (also known as Residensi
 Bandar Razak), No. 1, Jalan Razak
 Mansion, Sungai Besi, 57100 Kuala
 Lumpur.

26 RESERVE PRICE RM 292,000.00 AMPANG



Description : AN OFFICE SUITE WITH A CAR
 PARKING BAYS
Area : Approx 430 sq. ft.
Assignor : Kamarul Effendi Bin Kasim
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (L1147(F),11001704423SF/TNH)
Our Ref Address : AZWA/UOB0810(3)
 Unit No. A-08-23, Ampang Tiga, No. 6,
 Jalan Nipah, Ampang, 55000 Kuala
 Lumpur.

27 RESERVE PRICE RM 288,000.00 BUKIT JALIL



Description : THREE-BEDROOM APARTMENT
 (AFFORDABLE HOME) WITH A CAR
 PARKING BAY
Area : Approx 800 sq. ft.
Assignor : Mardiah Binti Muhammed Hatta &
 Mat Paizal Bin Puati
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (L1100(F),11001704423SF/WS)
Our Ref Address : AZWA/UOB0744(2)
 Unit No. 09-08, Residensi Lanai Bukit
 Jalil, No. 2, Jalan 2/155A, Bandar Baru
 Bukit Jalil, 57000 Kuala Lumpur.

28 RESERVE PRICE RM 280,000.00 KUALA LUMPUR



Description : THREE-BEDROOM APARTMENT
 (AFFORDABLE HOME) WITH A CAR
 PARKING BAY
Area : Approx 858 sq. ft.
Assignor : Mohd Nizam Bin Abu Bakar
Solicitor : M/S Chua & Partners (KL)
 (Tel: 03-2020 2000)
 (MHH/UOB/A/1101/23/MohdNizam)
Our Ref Address : UMI/UOB0852(1)
 A-11-17, Residensi Pandanmas, No. 2,
 Lorong Delapan, Kampung Pandan,
 55100 Kuala Lumpur.

29 RESERVE PRICE RM 246,000.00 CYBERJAYA



Description : HOTEL SUITE UNIT
Area : Approx 603 sq. ft.
Assignor : Sma Ann-dee
Solicitor : M/S Chua & Partners (KL)
 (Tel: 03-2020 2000)
 (CPR/UOB(A)1619/23/cyp)
Our Ref Address : AZWA/UOB0696(7)
 Unit No. 1-7B (Room No. 101 & 102),
 Citadines Cyberjaya, D'Pulze,
 Lingkaran Cyberpoint Timur, Cyber 12,
 63000 Cyberjaya, Selangor.

30 RESERVE PRICE RM 243,000.00 SEPANG



Description : SERVICE APARTMENT UNIT
Area : Approx 700 sq. ft.
Assignor : Nur Amalina Binti Yatiman
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (L1127(F),11001704423SF/TNH)
Our Ref Address : AZWA/UOB0812(3)
 Unit No. 07-08, Tangerine Suites,
 Persiaran Sunsuria, Bandar Sunsuria,
 43900 Sepang, Selangor.

31 RESERVE PRICE RM 203,000.00 SEMENYIH



Description : AN APARTMENT UNIT
Area : Approx 845 sq. ft.
Assignor : Mohd Ezrik Bin Abdul Jamil
Solicitor : M/S Chua & Partners (KL)
 (Tel: 03-2020 2000)
 (MHH/UOB/A/1083/23/Mohd Ezrik)
Our Ref Address : AZWA/UOB0816(3)
 Unit No. 3A-2, The Residence 1 @
 Tiara South, Jalan Tiara South 6,
 43500 Semenyih, Selangor.

32 RESERVE PRICE RM 153,000.00 SITIawan



Description : 1½ STOREY UNIT IN A MID 3 LEVEL
 STRATIFIED TOWNHOUSE
Area : Approx 1,270 sq. ft.
Assignor : Saiful Anuar Bin Samsudin
Solicitor : M/S Sidek Teoh Wong & Dennis
 (Tel: 03-2692 3000)
 (L1099(F),11001704423SF/WS)
Our Ref Address : AZWA/UOB0767(5)
 No. 82, Jalan Permatang Maju 3,
 Taman Permatang Maju, Kg China,
 32000 Sitiawan, Perak.

33 RESERVE PRICE RM 135,000.00 KAJANG



Description : SOHO (SMALL OFFICE HOME
 OFFICE)
Area : Approx 452 sq. ft.
Assignor : Mohd Suffian Bin Muayup
Solicitor : M/S Chua & Partners (KL)
 (Tel: 03-2020 2000)
 (MHH/UOB/A/1064/23/MohdSuffian)
Our Ref Address : AZWA/UOB0691(7)
 Unit No. B-24-32, Blok B, Residensi
 Rimbun, Jalan Zamrud Utama, 43000
 Kajang, Selangor.

34 RESERVE PRICE RM 135,000.00 MELAKA



Description : SERVICE SUITE
Area : Approx 323 sq. ft.
Assignor : Hazelyn A. Yuen
Solicitor : M/S Chua & Partners (KL)
 (Tel: 03-2020 2000)
 (CPR/UOB(A)1613/23/cyp)
Our Ref Address : AZWA/UOB0694(7)
 Unit No. C-17-05, Level No. 17, Block
 C, Hatten Suites @ Hatten City,
 Taman Melaka Raya, 75000 Melaka.

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING
ON WEDNESDAY, THE 8TH DAY OF MAY 2024, 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
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35	RESERVE PRICE	RM 400,000.00	MASAI
	Description	: SHOP LOT UNIT	
	Area	: Approx 753.47 sq. ft.	
	Assignor	: Woo Chew Yuen	
	Solicitor	: M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR/UOB(A)1675/24/cyp)	
	Our Ref	: UMI/UOB0855(1)	
	Address	: No. #G-33, Blok 2, Permas Sentral, Jalan Permas 10, Bandar Baru Permas Jaya, 81750 Masai, Johor.	

36	RESERVE PRICE	RM 320,000.00	BATU PAHAT
	Description	: AN INTERMEDIATE UNIT, DOUBLE STOREY TERRACE HOUSE	
	Area	: Approx 1,300 sq. ft.	
	Assignor	: Sah'hipol Bahari Bin Sulaiman & Normala Binti Mohd Ishak	
	Solicitor	: M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR/UOB(A)1680/24)	
	Our Ref	: UMI/UOB0854(1)	
	Address	: No. 29, Jalan Putera Indah 12/25, Taman Putera Indah, 83010 Tongkang Pechah, Batu Pahat, Johor.	
		BUMIPUTRA LOT	

37	RESERVE PRICE	RM 300,000.00	JOHOR BAHRU
	Description	: THREE BEDROOM SERVICE APARTMENT	
	Area	: Approx 1,097.92 sq. ft.	
	Assignor	: Chan Shiew Chin	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1036(F),11001704423JCS/WS)	
	Our Ref	: ALIN/UOB0850(1)	
	Address	: Unit No. B-06-09, Blok B, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.	

38	RESERVE PRICE	RM 270,000.00	JOHOR BAHRU
	Description	: THREE BEDROOM SERVICE APARTMENT	
	Area	: Approx 1,097.92 sq. ft.	
	Assignor	: Edwin Loh Kheng Hui	
	Solicitor	: M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A1203/24/EdwinLoh KhengHui)	
	Our Ref	: UMI/UOB0851(1)	
	Address	: Unit No. B-02-06, Blok B, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.	

RESERVE PRICE :

The properties will be sold on an 'as is where is basis' and subject to a reserve price as mentioned above and subject to the Condition of Sale and by way of an Assignment from the above Assignee subject to consent being obtained by the successful bidder ("the Purchaser") from the Developer and other relevant authorities. If any is required, including all terms, conditions, stipulations and covenants which were and may be imposed by the Developer and the relevant authority.

All intending bidders are required to deposit **10%** of the fixed reserve price for the said property by **Bank Draft** or Cashier's Order in favour of **UOBM** for (Assignor's Name) or remit the same through online banking transfer, **one (1)** working day before auction date. The balance of the purchase money shall be paid by the Purchaser within **one hundred and twenty (120) days** from the date of auction sale to **UNITED OVERSEAS BANK (MALAYSIA) BHD** via Real Time Electronics Transfer of Funds and Securities (RENTAS). For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

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?

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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.



"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.