



DATE: WEDNESDAY
20-8-2025
TIME: 3.00 P.M.

PROPERTY AUCTION SALE

**UNITED OVERSEAS
BANK (MALAYSIA) BHD**



EHSAN *Online* AUCTION

VIA ONLINE BIDDING AT:

www.ehsanauctioneers.com

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



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

HQ OFFICE

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

H/P NO.

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TEL NO.

03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



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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 20TH AUGUST 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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 1,700,000.00	PETALING JAYA
	Description	: A Corner Office Lot : Approx 2,970.94 sq. ft. : Airmarine (Malaysia) Sdn. Bhd. : M/S Raja, Darryl & Loh : (03-2632 9999) : (Mib.1309128.ywy.lk) : LIYANA/UOB1243(1ST) : Unit No. E-8-08, Block E, Oasis Ara Damansara, No. 2, Jalan PJU 1A/7A, Ara Damansara, PJU 1A, 47301 Petaling Jaya, Selangor	

2	RESERVE PRICE	RM 1,440,000.00	KUALA LUMPUR
	Description	: A SERVICED APARTMENT UNIT : Approx 1,615 sq. ft. : Hoh Hock Koon : M/S Khaw & Partners : (03-2141 7633) : (362/218/28979/2016/503) : WAWA/UOB1237(2ND) : Unit No. 8-10, Damai 88, Jalan Damai, 50450 Kuala Lumpur.	

3	RESERVE PRICE	RM 990,000.00	PUCHONG
	Description	: A 3RD FLOOR OFFICE LOT OF A CORNER FOUR-STOREY SHOP-OFFICE BUILDING : Approx 3,078.6 sq. ft. : Lim Chin Beng, Lim Sem Wei & Strong Force (M) Sdn. Bhd. : M/S Benjamin Dawson : (03-2710 1822) : (218153) : LIYANA/UOB1165(2ND) : Unit No. 3-1, Jalan Puteri 4/8, Bandar Puteri, 47100 Puchong, Selangor	

4	RESERVE PRICE	RM 783,000.00	KUALA LUMPUR
	Description	: A 4-BEDROOM SERVICED APARTMENT UNIT : Approx 1377.78 sq. ft. : Kalitasan A/L Selvoturai & Ramayee A/P R. Munianthy : M/S Nik Hussain & Partners : (03-27882888) : (KW/298-085/2024/UOB/KS&RM) : WAWA/UOB1236(2ND) : Unit No. B-25-05, Residensi 99, Jalan Seri Utara 3, 68100 Kuala Lumpur.	

5	RESERVE PRICE	RM 770,000.00	KUALA LUMPUR
	Description	: A SERVICE APARTMENT UNIT : Approx 1,539 sq. ft. : Tajudin Bin Abd Kadir : M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L1469.11001704424SF/TNH) : WAWA/UOB1214(3RD) : Unit No. A-45-01, Residensi Duta Park, Jalan Kuching, 51200 Kuala Lumpur.	

BUMIPUTRA LOT

6	RESERVE PRICE	RM 765,000.00	KUALA LUMPUR
	Description	: A CORNER 3-BEDROOM SERVICED APARTMENT UNIT : Approx 1,324 sq. ft. : Praveena Raman : M/S Azhar & Goh : (03-22423888) : (GCKL/UOB/2024/T8085) : WAWA/UOB1234(2ND) : Unit No. 13A-01, Kiara 1, No. 1, Jalan Kiara, Mont' Kiara, 50480 Kuala Lumpur.	

7	RESERVE PRICE	RM 612,000.00	KUALA LUMPUR
	Description	: A 1-BEDROOM SERVICED APARTMENT UNIT : Approx 667 sq. ft. : Gan Kar Yen : M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L1400.11001704424SF/TNH) : WAWA/UOB1171(5TH) : Unit No. 10-18, Residensi Quill, No. 1018, Jalan Sultan Ismail, 50250 Kuala Lumpur.	

8	RESERVE PRICE	RM 567,000.00	KUALA LUMPUR
	Description	: A SERVICE APARTMENT UNIT : Approx 936 sq. ft. : Chung Lin Fah & Chung Mei Lin : M/S Nik Hussain & Partners : (03-27882888) : (KW/298-150/2023/UOB/CLF) : LIYANA/UOB1213(3RD) : Unit No. A-19-3A, Block A, Residensi Inspirasi Mont' Kiara, No. 16, Jalan Kiara 4, Mont' Kiara, 50480 Kuala Lumpur.	

9	RESERVE PRICE	RM 567,000.00	KOTA KINABALU
	Description	: A CONDOMINIUM UNIT : Approx 1,120 sq. ft. : Tan Kim Theah : M/S Wong & Shim : (088-233171) : (WS/RW/C-C-8(1395)/KW/lcw-ad) : LIYANA/UOB1225(3RD) : Unit No. 5 (DBKK No. B-05-05), Level 5, Block B, Condominium Maya @ Likas, Off Jalan Tuaran, 88300 Kota Kinabalu, Sabah.	

10	RESERVE PRICE	RM 540,000.00	PETALING JAYA
	Description	: A DUPLEX OFFICE SUITE : Approx 872 sq. ft. : Mohammad Faiz Bin Abdul Razak : M/S Azhar & Goh : (03-2856 9771) : (GCKL/UOB/2024/T8141(bc)) : LIYANA/UOB1197(4TH) : Unit No. C-21-11, 19 Sentral, Jalan Harapan, Seksyen 19, 46300 Petaling Jaya, Selangor.	

BUMIPUTRA LOT

11	RESERVE PRICE	RM 533,000.00	PUTRAJAYA
	Description	: AN INTERMEDIATE RETAIL LOT : Approx 797 sq. ft. : V T Sivamy/lvaganam A/L V Thangaraj : M/S Nik Hussain & Partners : (03-27882888) : (TKT/298-083/2024/UOB/VTs) : LIYANA/UOB1117(7TH) : Unit No. L02-12, Level 2, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya.	

12	RESERVE PRICE	RM 533,000.00	GENTING HIGHLANDS
	Description	: A 3-BEDROOM SERVICED APARTMENT UNIT : Approx 1,290 sq. ft. : Tai See Yoon : M/S Chua & Partners : (03-2020 2000) : (MHH/UOB/A1407/24/TaiSeeYoon) : LIYANA/UOB1127(7TH) : Unit No. E1-2-02, Tower One, Ion Delemen, Jalan Ion Delemen 1, Genting Highlands, 69000 Genting, Pahang.	

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 526,000.00 SHAHALAM



Description : A SERVICED APARTMENT UNIT
Area : Approx 1,351 sq. ft.
Assignor : Leong Seak Fatt
Solicitor : M/S Nik Hussain & Partners (03-27882888) (TKT/298-073/2024/UOB/LSF)
Our Ref Address : LIYANA/UOB1169(5TH)
 : Unit No. SA2-3-7, Vista Alam, No. 3, Presint 4.5, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam, Selangor.

14 RESERVE PRICE RM 405,000.00 KAJANG



Description : AN END CONDOMINIUM UNIT TOGETHER WITH TWO CAR PARK BAYS
Area : Approx 1,249 sq. ft.
Assignor : Chandrasegaran A/L P. Suppiah
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1577.11001704425SF/TNH)
 : WAWA/UOB1215(2ND)
 : Unit No. A-23-01, Blok A, Oasis 1, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor Darul Ehsan.

15 RESERVE PRICE RM 387,000.00 KUALA LUMPUR



Description : A 3+1 BEDROOM APARTMENT UNIT
Area : Approx 1,184 sq. ft.
Assignor : Ahmad Ridzuan Bin Ismail & Siti Hawa Binti Hashim
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1497(F).11001704424SF/TNH)
 : LIYANA/UOB1190(4TH)
 : Unit No. C-31-27, Residensi Semarak Platinum, No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur.

16 RESERVE PRICE RM 358,000.00 KUALA LUMPUR



Description : A 3-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 904 sq. ft.
Assignor : Mohd Yusof Bin Khushairi
Solicitor : M/S Nik Hussain & Partners (03-27882888) (TKT/298-088/2024/UOB/MYK)
Our Ref Address : LIYANA/UOB1196(4TH)
 : Unit No. A-42-06, Residensi 99, No. 3, Jalan Seri Utara 3, 68100 Kuala Lumpur.

BUMIPUTRA LOT

17 RESERVE PRICE RM 349,000.00 PUCHONG



Description : A CONDOMINIUM UNIT
Area : Approx 1,141 sq. ft.
Assignor : Koh Chi Yoong
Solicitor : M/S Azhar & Goh (03-2856 9771)
Our Ref Address : (GCKL/UOB/2024/T8619/nn)
 : LIYANA/UOB1215(3RD)
 : Unit No. B-37-09, Block B, Residensi Aurora, Jalan Pinggiran Prima 1, Taman Pinggiran Prima, 47100 Puchong, Selangor Darul Ehsan.

18 RESERVE PRICE RM 348,000.00 SELAYANG



Description : A 3-BEDROOM APARTMENT UNIT
Area : Approx 1,292 sq. ft.
Assignor : Krishna Rao A/L Subramaniam
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1490.11001704424SF/TNH)
 : LIYANA/UOB1131(7TH)
 : Unit No. B-10-06, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, 68100 Selayang, Kuala Lumpur.

19 RESERVE PRICE RM 336,000.00 SUBANG JAYA



Description : A CONDOMINIUM UNIT
Area : Approx 1,242 sq. ft.
Assignor : Tiong Mang Gang
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1492/24/Tiong Mang Gang)
Our Ref Address : UMI/UOB1188(4TH)
 : Unit No. B-22-6, Riverdale Tower B, Jalan USJ 1/1Q, USJ One Park, 47500 Subang Jaya, Selangor Darul Ehsan.

20 RESERVE PRICE RM 333,000.00 SUNGAI BESI



Description : A SERVICE APARTMENT UNIT
Area : Approx 807 sq. ft.
Assignor : Mathen A/L Muniasupran
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1575.11001704425SF/TNH)
 : WAWA/UOB1233(2ND)
 : Unit No. B2-33-9, Block B2, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.

21 RESERVE PRICE RM 329,000.00 PETALING JAYA



Description : AN OFFICE SUITE UNIT
Area : Approx 494 sq. ft.
Assignor : Saraswathy A/P Thangaraju
Solicitor : M/S Azhar & Goh (03-2856 9771)
Our Ref Address : (GCKL/UOB/2024/T8269/nn)
 : UMI/UOB1191(4TH)
 : Unit No. B-25-11, Menara Kayangan Damai, Jalan PUJ 8/1, Damansara Perdana, PUJ 8, 47820 Petaling Jaya, Selangor.

22 RESERVE PRICE RM 308,000.00 SERI KEMBANGAN



Description : AN INTERMEDIATE 3-BEDROOM APARTMENT
Area : Approx 980 sq. ft.
Assignor : Roy Cheah Chee Seong & Linda Cheah Yim Ling
Solicitor : M/S Azhar & Goh (03-2856 9771)
Our Ref Address : (GCKL/UOB/2024/T8278/nn)
 : UMI/UOB1218(3RD)
 : Unit No. B-18-6, Green Park Residence, Jalan Green Park Residence, 43300 Seri Kembangan, Selangor.

23 RESERVE PRICE RM 300,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 926 sq. ft.
Assignor : Sak Mei Peng
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1489/24/Sak Mei peng)
Our Ref Address : UMI/UOB1194(4TH)
 : Unit No. 23A-31, Residensi Platinum Teratai, No. 2, Jalan Kuraman, 53000 Kuala Lumpur

24 RESERVE PRICE RM 292,000.00 SUBANG JAYA



Description : A SERVICE APARTMENT UNIT
Area : Approx 646 sq. ft.
Assignor : Mohd Anuar Bin Jaafar @ Abdullah
Solicitor : M/S Azhar & Goh (03-2856 9771)
Our Ref Address : (GCKL/UOB/2024/T8569/nn)
 : UMI/UOB1217(3RD)
 : Unit No. 11-25, Residensi The Edge, Persiaran Subang Indah, USJ 1, 47600 Subang Jaya, Selangor Darul Ehsan.

BUMIPUTRA LOT

25 RESERVE PRICE RM 268,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 822 sq. ft.
Assignor : Mohd Sufian Bin Abd Wahab & Rose Farah Ashidah Binti Abd Rashid
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1533.11001704424SF/TNH)
 : UMI/UOB1223(3RD)
 : Unit No. A-30-06, Zen 2 @ Residensi Minest, No. 62, Jalan Sinar Sentul 4, 51000 Kuala Lumpur.

26 RESERVE PRICE RM 252,000.00 BANDAR PUNCAK ALAM



Description : A SERVICED APARTMENT UNIT
Area : Approx 842 sq. ft.
Assignor : Norashikin Binti Zakaria
Solicitor : M/S Azhar & Goh (03-22423888) (GCKL/UOB/2023/S8341/nn)
Our Ref Address : WAWA/UOB1235(2ND)
 : Unit No. 2-11-17, Apartment Servis Sentrovue B, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Puncak Alam, Selangor Darul Ehsan.

BUMIPUTRA LOT

27 RESERVE PRICE RM 243,000.00 MIRI



Description : AN APARTMENT UNIT (TYPE INTERMEDIATE)
Area : Approx 87.61 sq. m.
Assignor : Michael Ukab Missak & Andy Selutan
Solicitor : M/S Clement I & Co. (082-265826) (UOB-MUM/24126/JY-LV)
Our Ref Address : ALIN/UOB1167(5TH)
 : Unit No. 14880-B1-2, Storey No. 1, Building Block B, Amber Max, Off Jalan Bakam, 98000 Miri, Sarawak.

28 RESERVE PRICE RM 242,000.00 MELAKA



Description : AN INTERMEDIATE UNIT BUSINESS SUITE
Area : Approx 820 sq. ft.
Assignor : Chian Keng Fai (Zheng Jinghui)
Solicitor : M/S L Y Lu & Co. (07-287 7792) ((NOD/UOB)/240822/CKF(F))
Our Ref Address : ALIN/UOB1205(4TH)
 : Unit E-10-8, Block E, Jalan Pkak 2, Pusat Komersial Ayer Keroh, 75450 Hang Tuah Jaya, Melaka.

29 RESERVE PRICE RM 235,000.00 CHERAS



Description : A SMALL OFFICE VERSATILE OFFICE (SOVO)
Area : Approx 603 sq. ft.
Assignor : Foo Khoo Meng
Solicitor : M/S Azhar & Goh (03-2856 9771)
Our Ref Address : (GCKL/UOB/2022/R8111/nn)
 : UMI/UOB1221(3RD)
 : Unit No. 10-3A, Menara Montena, No. 1A, Jalan Damai Purnama, Alam Damai, 56000 Cheras, Kuala Lumpur.

30 RESERVE PRICE RM 231,000.00 PUTRAJAYA



Description : A RETAIL LOT
Area : Approx 452 sq. ft.
Assignor : Roslan Bin Zainal
Solicitor : M/S Azhar & Goh (03-2856 9771)
Our Ref Address : (GCKL/UOB/2023/T8146/bc)
 : UMI/UOB1168(5TH)
 : Unit No. L02-23A, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya, Wilayah Persekutuan Putrajaya.

31	RESERVE PRICE	RM 227,000.00	CYBERJAYA
	Description Area Assignor Solicitor Our Ref Address	: A SERVICED APARTMENT UNIT : Approx 904 sq. ft. : Wong Chen Yu : M/S Chua & Partners : (03-2020 2000) : (MHH/UOB/A1433/24/WongChengYu) : UMI/UOB1216(3RD) : Unit No. B-19-07, Menara B, The Arc, : Cyber 11, 63000 Cyberjaya, Selangor : Darul Ehsan	
32	RESERVE PRICE	RM 227,000.00	SHAHALAM
	Description Area Assignor Solicitor Our Ref Address	: A SMALL OFFICE/FLEXIBLE OFFICE : Approx 420 sq. ft. : Ang Huan Ern & Ang Lei Lee : M/S Azhar & Goh : (03-2856 9771) : (GCKL/UOB/2024/T8084/nn) : UMI/UOB1220(3RD) : Unit No. 13-17, Suria Jaya, Jalan : Padang Jawa, Seksyen 16, 40200 : Shah Alam, Selangor.	
33	RESERVE PRICE	RM 198,000.00	JALAN AMPANG, KL
	Description Area Assignor Solicitor Our Ref Address	: A OFFICE UNIT : Approx 495 sq. ft. : Chan Mei Leng & Tan Teh Chong : M/S Chua & Partners : (03-2020 2000) : (MHH/UOB/A1491/24/Chan Mei Leng)) : ALIN/UOB1115(7TH) : Unit No. T3-08-08, Tower 3, Menara 3, : No. 296, Jalan Ampang, 50450 Kuala : Lumpur.	
34	RESERVE PRICE	RM 190,000.00	KUALA LUMPUR
	Description Area Assignor Solicitor Our Ref Address	: AN APARTMENT UNIT : Approx 1,141 sq. ft. : Soon Chee Hock : M/S Azhar & Goh : (03-2856 9771) : (GCKL/UOB/2022/R8142/nn(bc)) : ALIN/UOB0499(11TH) : Unit No. B-15-05, 15th Floor, Block B, : Glenview Villa Apartment, Jalan 49, : Taman Pinggiran Cheras, Off Jalan : Kuari, 56100 Kuala Lumpur.	
35	RESERVE PRICE	RM 189,000.00	KAJANG
	Description Area Assignor Solicitor Our Ref Address	: A SOHO (SMALL OFFICE HOME OFFICE) : Approx 452 sq. ft. : Muhamat Halil Bin Musaddat : M/S Azhar & Goh : (03-22423888) : (GCKL/UOB/2024/T8638) : WAWA/UOB1232(2ND) : Unit No. B-19-29, Block B, Residensi : Rimbun, Jalan Zamrud Utama, 43000 : Kajang, Selangor Darul Ehsan.	
36	RESERVE PRICE	RM 178,000.00	SHAHALAM
	Description Area Assignor Solicitor Our Ref Address	: A STUDIO SUITE : Approx 498 sq. ft. : Muhammad Firdaus Bin Dahlan & : Halimatun Saadiah Binti Ismail : M/S Azhar & Goh : (03-2856 9771) : (GCKL/UOB/2024/T8134/bc(nn)) : ALIN/UOB1130(7TH) : Unit No. S-26-13A, Block S, : Edusentral, No. 1, Jalan Setia Murni U : 13/51, Setia Alam, Seksyen U13, : 40170 Shah Alam, Selangor.	
37	RESERVE PRICE	RM 171,000.00	SERI KEMBANGAN
	Description Area Assignor Solicitor Our Ref Address	: A UNIT OF SOHO (SMALL OFFICE HOME OFFICE) : Approx 559 sq. ft. : Clarence James : M/S Azhar & Goh : (03-2856 9771) : (GCKL/UOB/2023/S8372) : ALIN/UOB1222(3RD) : Unit No. B-22-08, Block B, 3 Elements, : Persiaran Putra Permai Selesa, Pusat : Bandar Putra Permai, 43300 Seri : Kembangan, Selangor Darul Ehsan.	
38	RESERVE PRICE	RM 162,000.00	KAJANG
	Description Area Assignor Solicitor Our Ref Address	: A ONE-BEDROOM SMALL OFFICE HOME OFFICE (SOHO) UNIT : Approx 452 sq. ft. : Syazana Binti Che Seman : M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L1492.11001704424SF/TNH) : ALIN/UOB1132(7TH) : Unit No. A-20-23A, Blok A, Residensi : Rimbun, Jalan Zamrud Utama, 43000 : Kajang, Selangor.	
39	RESERVE PRICE	RM 86,000.00	RAWANG
	Description Area Assignor Solicitor Our Ref Address	: A THREE-BEDROOM LOW COST FLAT UNIT : Approx 689 sq. ft. : Mustapa Bin Hashim : M/S Azhar & Goh : (03-2856 9771) : (GCKL/UOB/2022/R8110/nn)) : WAWA/UOB1082(4TH) : Unit No. 2-12, Pangsapuri Desa Sri : Bayu, Jalan Bayu 7, Desa Sri Bayu, : 48000 Rawang, Selangor	
40	RESERVE PRICE	RM 49,000.00	PETALING JAYA
	Description Area Assignor Solicitor Our Ref Address	: A SHOP LOT : Approx 75 sq. ft. : Ooi Sock Suan : M/S Chua & Partners : (03-2020 2000) : (MHH/UOB/A1086/23/Ooi Sock Suan) : ALIN/UOB1219(3RD) : Unit No. G-045, Podium, PJ : Centrestage, No. 1, Jalan 13/1, : Seksyen 13, 46100 Petaling Jaya, : Selangor Darul Ehsan.	

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

42	RESERVE PRICE	RM 496,000.00	ISKANDAR PUTERI
	Description	: A SMALL OFFICE FLEXIBLE OFFICE (SOFO)	
	Area	: Approx 1,416 sq. ft.	
	Assignor	: Chan Hoel Len	
	Solicitor	: M/S Chua & Partners (03-2020 2000) (MH/H/UB/A1426(A))/24/Chan Hoel Len)	
	Our Ref	: ALIN/UB01192(4TH)	
	Address	: No. T2-16-07, Residensi D' Pristine, D' Pristine Medini, Lebuh Medini Utara, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.	

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

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)]



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