



DATE: WEDNESDAY

15-05-2024

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

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 Ehsan Auctioneers Sdn Bhd

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 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 15TH 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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 1,950,000.00	KUALA LUMPUR
	Description	: CORNER 4+1 BEDROOM APARTMENT UNIT	
	Area	: Approx 4,370 sq. ft.	
	Assignor	: Lau Cheok Leong & Lau Yik Wai	
	Solicitor	: M/S Nik Hussain & Partners (Tel: 03-27882888) (KW/298-155/2023/UOB/LYW)	
	Our Ref Address	: UMI/UOB0856(1) : Unit No. 32-3, The Capsquare Residences, No. 2, Persiaran Capsquare, Off Jalan Dang Wangi, 50100 Kuala Lumpur.	

2	RESERVE PRICE	RM 700,000.00	KUALA LUMPUR
	Description	: 2-BEDROOM DUPLEX SERVICE APARTMENT WITH A CAR PARKING BAY	
	Area	: Approx 915 sq. ft.	
	Assignor	: Lee Kwan Hyen	
	Solicitor	: M/S Nik Hussain & Partners (Tel: 03-27882888) (KW/298-145/2023/UOB/LKH)	
	Our Ref Address	: ALIN/UOB0857(1) : Unit No. MK3-36-11, Arte Mont Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.	

3	RESERVE PRICE	RM 700,000.00	SERI KEMBANGAN
	Description	: 3-BEDROOM SERVICED APARTMENT UNIT	
	Area	: Approx 1,367 sq. ft.	
	Assignor	: Leong Hein Wai	
	Solicitor	: M/S Nik Hussain & Partners (Tel: 03-27882888) (KW/298-151/2023/UOB/LHW)	
	Our Ref Address	: ALIN/UOB0858(1) : Unit No. A-23A-09, Tower A, Amerin Residence, Persiaran Impian Indah, 43300 Seri Kembangan, Selangor.	

4	RESERVE PRICE	RM 700,000.00	KUALA LUMPUR
	Description	: 4-BEDROOM CONDOMINIUM WITH 2 CAR PARKING BAYS	
	Area	: Approx 1,216 sq. ft.	
	Assignor	: Lai Fook Yuen	
	Solicitor	: M/S Nik Hussain & Partners (Tel: 03-27882888) (KW/298-154/2023/UOB/LFY)	
	Our Ref Address	: ALIN/UOB0859(1) : Unit No. C-33A-09, Residensi Bayan Desa Petaling, No. 22A, Jalan 2/125, Desa Petaling, 57100 Kuala Lumpur.	

5	RESERVE PRICE	RM 650,000.00	CYBERJAYA
	Description	: AN INTERMEDIATE OFFICE UNIT	
	Area	: Approx 1,841 sq. ft.	
	Assignor	: Lai Fui Tze	
	Solicitor	: M/S Nik Hussain & Partners (Tel: 03-27882888) (KW/298-088/2023/UOB/LFT)	
	Our Ref Address	: AZWA/UOB0733(6) : Unit No. 07-15, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.	

6	RESERVE PRICE	RM 620,000.00	KUALA LUMPUR
	Description	: CONDOMINIUM UNIT	
	Area	: Approx 990 sq. ft.	
	Assignor	: Chong Kok Mun	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1102(F),11001704423SF/TNH)	
	Our Ref Address	: ALIN/UOB0860(1) : Unit No. B-12-03A, Kondominium Riana Selatan, No. 2, Jalan Mandarina Damai 1, Bukit Mandarina, 56000 Kuala Lumpur.	

7	RESERVE PRICE	RM 608,000.00	KUALA LUMPUR
	Description	: DUPLEX SERVICE APARTMENT UNIT	
	Area	: Approx 915 sq. ft.	
	Assignor	: Anitah Sri A/P Purusothman	
	Solicitor	: M/S Nik Hussain & Partners (Tel: 03-2788 2943) (KW/298-137/2023/UOB/ASP)	
	Our Ref Address	: AZWA/UOB0815(3) : Unit No. MK3-33A-12, Tower MK3, Arte Mont' Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.	

8	RESERVE PRICE	RM 580,000.00	PUCHONG
	Description	: SERVICE APARTMENT UNIT	
	Area	: Approx 958 sq. ft.	
	Assignor	: Rudy Roy Anak Boniface Intang	
	Solicitor	: M/S Nik Hussain & Partners (Tel: 03-27882888) (KW/298-138/2023/UOB/RR)	
	Our Ref Address	: UMI/UOB0866(1) : Unit No. B-30-03, Block B, Pavilion, Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor.	

9	RESERVE PRICE	RM 580,000.00	PUCHONG
	Description	: SERVICE APARTMENT UNIT	
	Area	: Approx 958 sq. ft.	
	Assignor	: Richard Ronidas	
	Solicitor	: M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A1154/23/RichardRonidas)	
	Our Ref Address	: UMI/UOB0867(1) : Unit No. B-27-03, Block B, Pavilion, Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor.	

10	RESERVE PRICE	RM 540,000.00	PETALING JAYA
	Description	: SERVICED APARTMENT UNIT	
	Area	: Approx 900 sq. ft.	
	Assignor	: Lee Kin Min	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1006(F),11001704423JCS/WS)	
	Our Ref Address	: AZWA/UOB0831(2) : Unit No. L18-06, Residensi Strand, No. 1, Jalan PJU 5/23, Pusat Perdagangan Kota Damansara, Kota Damansara PJU 5, 47810 Petaling Jaya, Selangor.	

11	RESERVE PRICE	RM 520,000.00	KUALA LUMPUR
	Description	: AN APARTMENT UNIT	
	Area	: Approx 1,066 sq. ft.	
	Assignor	: Mohd Zaidi Bin Baharuddin & Shazlina Binti Sudan	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1167(F),11001704423SF/TNH)	
	Our Ref Address	: ALIN/UOB0861(1) : Unit No. B-18-15, Residensi Semarak Platinum, No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur. BUMIPUTRA UNIT	

12	RESERVE PRICE	RM 486,000.00	PETALING JAYA
	Description	: 2+1 BEDROOM SERVICE APARTMENT WITH 2 CAR PARKING BAYS	
	Area	: Approx 1,129 sq. ft.	
	Assignor	: Yap Yeat Han & Ang Shil Jie	
	Solicitor	: M/S Khaw & Partners (Tel: 03-2141 7633) (390/239/30169/2023)	
	Our Ref Address	: AZWA/UOB0818(3) : Unit No. L11-07, Residensi Strand, No. 1, Jalan PJU 5/23, Pusat Perdagangan Kota Damansara, Kota Damansara, 47810 Petaling Jaya, Selangor.	

13	RESERVE PRICE	RM 477,000.00	CYBERJAYA
	Description	: CORNER FOUR-BEDROOM SERVICED APARTMENT UNIT	
	Area	: Approx 1,180 sq. ft.	
	Assignor	: Cheah Kok Choy	
	Solicitor	: M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A1129/23/Cheah KokChoy)	
	Our Ref Address	: AZWA/UOB0841(2) : C-2-02, Block C, Mutiara Ville, Cyber 11, 63000 Cyberjaya, Selangor.	

14	RESERVE PRICE	RM 470,000.00	SUBANG JAYA
	Description	: UNIT OF SOHO (SMALL OFFICE HOME OFFICE)	
	Area	: Approx 560 sq. ft.	
	Assignor	: Balachander A/L Viji Koma	
	Solicitor	: M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/2699/2016(589))	
	Our Ref Address	: UMI/UOB0865(1) : Unit No. 1-19-01, Tower 1, Grand Subang Jaya, Jalan SS 15/8A, 47500 Subang Jaya, Selangor.	

15	RESERVE PRICE	RM 468,000.00	KUALA LUMPUR
	Description	: SERVICE APARTMENT UNIT	
	Area	: Approx 1,130 sq. ft.	
	Assignor	: Yap Yeat Han & Ang Shil Jie	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1208(F),11001704424SF/TNH)	
	Our Ref Address	: AZWA/UOB0832(2) : Unit No. A-19-06, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, Selangor, 68100 Kuala Lumpur.	

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 010 2161 147

16 RESERVE PRICE RM 468,000.00 KUALA LUMPUR



Description : CORNER 3-BEDROOM APARTMENT UNIT
Area : Approx 1,066 sq. ft.
Assignor : Sareli A/p Silwarajah
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1032(F).11001704423JCS/WS)
Our Ref Address : AZWA/UOB0833(2)
 : Unit No. C-12-21, Residensi Semarak Platinum, No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur.

17 RESERVE PRICE RM 460,000.00 SHAH ALAM



Description : AN INTERMEDIATE DUPLEX (SOHO) UNIT
Area : Approx 721 sq. ft.
Assignor : Loh Yuen Ling & Kwan Kar Chung
Solicitor : M/S Nik Hussain & Partners (Tel: 03-27882888) (KW/298-122/2023/UOB/LYL)
Our Ref Address : ALIN/UOB0869(1)
 : Unit No. C-21-05, Liberty, No. 2, Persiaran Multimedia I-City, 40000 Shah Alam, Selangor.

18 RESERVE PRICE RM 446,000.00 SHAH ALAM



Description : SERVICE APARTMENT
Area : Approx 883 sq. ft.
Assignor : Tan Boon Choong & Tan Boon Yee
Solicitor : M/S Nik Hussain & Partners (Tel: 03-27882888) (KW/298-106/2023/UOB/TBC)
Our Ref Address : AZWA/UOB0737(4)
 : Unit No. E-03-09, Urbano, Jalan Kontraktor U1/14, Seksyen U1, 40150 Shah Alam, Selangor Darul Ehsan.

19 RESERVE PRICE RM 430,000.00 SHAH ALAM



Description : SMALL OFFICE HOME OFFICE (SOHO)
Area : Approx 657 sq. ft.
Assignor : Adzlan Bin Samsudin
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1182(F).11001704423SF/TNH)
Our Ref Address : ALIN/UOB0862(1)
 : Unit No. E-17-03, Hyde Tower, I-City, No. 2, Persiaran Multimedia, 40000 Shah Alam, Selangor.

BUMIPUTRA LOT

20 RESERVE PRICE RM 420,000.00 SERI KEMBANGAN



Description : SERVICE APARTMENT UNIT
Area : Approx 883 sq. ft.
Assignor : Woon Voon Loong
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MH/UOB/A1219/24/WoonVoonLoong)
Our Ref Address : UMI/UOB0863(1)
 : Unit No. D-09-02, Galleria 2, Persiaran Equine Perdana, Taman Equine, 43300 Seri Kembangan, Selangor.

21 RESERVE PRICE RM 414,000.00 PETALING JAYA



Description : SERVICE APARTMENT UNIT
Area : Approx 751 sq. ft.
Assignor : Tee Kok Shin
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MH/UOB/A985/23/TeeKokShin)
Our Ref Address : AZWA/UOB0650(4)
 : C-16-09, H2O @ Ara Damansara, No. 1, Jalan PJU 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor.

22 RESERVE PRICE RM 405,000.00 SUBANG JAYA



Description : 1+1 BEDROOM SERVICED APARTMENT
Area : Approx 646 sq. ft.
Assignor : Khat Seng Yung
Solicitor : M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/2679/2023 (588))
Our Ref Address : AZWA/UOB0834(2)
 : 25-05, Residensi The Edge, Persiaran Subang Indah, USJ 1, 47600 Subang Jaya, Selangor.

23 RESERVE PRICE RM 392,000.00 PUCHONG



Description : THREE-BEDROOM SERVICE APARTMENT WITH TWO CAR PARKING BAYS
Area : Approx 1,053 sq. ft.
Assignor : Velsamy A/L Subramaniam & Subramaniam A/L Valusamy
Solicitor : M/S Nik Hussain & Partners (Tel: 03-27882888) (KW/298-115/2023/UOB/VS&V)
Our Ref Address : AZWA/UOB0835(2)
 : D-13A-6, Koi Prima, Jalan Pinggirang Mas, Taman Mas Langat, 47130 Puchong, Selangor.

24 RESERVE PRICE RM 378,000.00 KUALA LUMPUR



Description : SERVICE APARTMENT
Area : Approx 845 sq. ft.
Assignor : Gunasundery A/P Krishnan
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MH/UOB/A1090/23/Gunasundery)
Our Ref Address : AZWA/UOB0836(2)
 : Blok C2-13-2, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.

25 RESERVE PRICE RM 370,000.00 CHERAS



Description : SERVICE APARTMENT UNIT
Area : Approx 667 sq. ft.
Assignor : Mohd Shahdzwan Bin Yaakob & Raihana Binti Abdul Rahim
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1175(F).11001704423SF/TNH)
Our Ref Address : UMI/UOB0868(1)
 : Unit No. A-12-6, 12th Floor, Block A, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor.

26 RESERVE PRICE RM 369,000.00 KUALA LUMPUR



Description : SERVICE APARTMENT UNIT
Area : Approx 657 sq. ft.
Assignor : Mohd Nasrullah Bin Rosly
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1047(F).11001704423JCS/WS)
Our Ref Address : AZWA/UOB0837(2)
 : Unit No. A-13-01, 13th Floor, Block A, Residensi Kenwingston Petaling, No. 368, Lebuhraya Besraya Salak Selatan, 57000 Kuala Lumpur.

27 RESERVE PRICE RM 330,000.00 BANDAR PUNCAK ALAM



Description : AN INTERMEDIATE DOUBLE-STORY SHOP-OFFICE
Area : Approx 861.14 sq. ft.
Assignor : Amirul Haikal Bin Haji Azan
Solicitor : M/S TK Ooi & Nadira (Tel: 03-2031 9988) (UOBB/42-1)
Our Ref Address : AZWA/UOB0335(1)
 : No. 16-G & 1, Jalan PPAJ 2/5, Pusat Perdagangan Alam Jaya, 42300 Bandar Puncak Alam, Selangor.

28 RESERVE PRICE RM 307,000.00 KUALA LUMPUR



Description : SMALL OFFICE HOME OFFICE (SOHO) WITH 2 CAR PARKING BAYS
Area : Approx 731 sq. ft.
Assignor : Murray Bruce Reynolds
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MH/UOB/A1093/23/Murray Bruce Reynolds)
Our Ref Address : AZWA/UOB0794(4)
 : Unit No. A-27-02, Central Residence @ Suria Sungai Besi, No. 366, Jalan Sungai Besi, 57100 Kuala Lumpur.

29 RESERVE PRICE RM 297,000.00 NILAI



Description : SERVICE APARTMENT UNIT
Area : Approx 1,085 sq. ft.
Assignor : Nahla Binti Mohd Isa
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1117(F).11001704423SF/TNH)
Our Ref Address : AZWA/UOB0777(5)
 : Unit No. E-32-1, 32nd Floor, Block Emilia, Pusat Perniagaan & Residensi Mesa, Persiaran Ilmu, Putra Nilai, 71800 Nilai, Negeri Sembilan.

30 RESERVE PRICE RM 288,000.00 SENTUL



Description : SERVICE APARTMENT UNIT
Area : Approx 689 sq. ft.
Assignor : Ezza Shahirah Binti Mohd Razali
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1162(F).11001704423SF/TNH)
Our Ref Address : AZWA/UOB0839(2)
 : Unit No. A-27-09, Residensi Vista Sentul, No. 28, Jalan Sinar Sentul 4, Sentul, 51100 Kuala Lumpur.

BUMIPUTRA LOT

31 RESERVE PRICE RM 284,000.00 SERI KEMBANGAN



Description : CORNER 3-BEDROOM APARTMENT UNIT
Area : Approx 1,130 sq. ft.
Assignor : Cheng Kim Loong
Solicitor : M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/2697/2016/567)
Our Ref Address : AZWA/UOB0793(5)
 : Unit No. A-13A-02, Green Park Residence, Jalan Green Park Residence, 43300 Seri Kembangan, Selangor.

32 RESERVE PRICE RM 278,000.00 KUALA LUMPUR



Description : SERVICE APARTMENT UNIT
Area : Approx 800 sq. ft.
Assignor : Ab Rahman Bin Jusoh
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1120(F).11001704423SF/TNH)
Our Ref Address : AZWA/UOB0796(4)
 : Unit No. B2-40-06, Level 40, Block B2, RC Residences (also known as Residensi Bandar Razak, No.1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.

BUMIPUTRA LOT

33 RESERVE PRICE RM 268,000.00 SHAH ALAM



Description : UNIT OF SOHO (SMALL OFFICE HOME OFFICE)
Area : Approx 883 sq. ft.
Assignor : Guna Segaran A/L Arumugam
Solicitor : M/S Nik Hussain & Partners (Tel: 03-27882888) (KW/298-043/2023/UOB/GSA)
Our Ref Address : AZWA/UOB0645(7)
 : Unit No. B-10-22A, 10th Floor, Tower B, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor.

34 RESERVE PRICE RM 179,000.00 CYBERJAYA



Description : 1-BEDROOM SERVICE APARTMENT WITH A CAR PARKING BAYS
Area : Approx 549 sq. ft.
Assignor : Lam Hoi Lan
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (HI/UOB/A1104/23/Lam Hoi Lan)
Our Ref Address : AZWA/UOB0820(3)
 : Unit No. B-07-03, Block B, D'Pulze, Lingkaran Cyber Point Timur, Cyber 12, 63000 Cyberjaya, Selangor.

35 RESERVE PRICE RM 176,000.00 SUBANG JAYA



Description : AN OFFICE SUITE UNIT
Area : Approx 301 sq. ft.
Assignor : Muhammad Khairi Anwar Bin Mohamad & Muhammad Amin Bin Mohamad
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1213(F).11001704423SF/TNH)
Our Ref Address : AZWA/UOB0842(2)
 : Unit No. E-G(M)-09, Podium Office, Edumetro, Persiaran Subang Permai, USJ 1, 47500 Subang Jaya, Selangor.

36 RESERVE PRICE RM 171,000.00 MELAKA



Description : SOVO (SMALL OFFICE VERSATILE OFFICE)
Area : Approx 489.5 sq. ft.
Assignor : Khusyairie Amir Bin Ahmad Zahidi
Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MH/UOB/A1059/23/KhusyairieAmir)
Our Ref Address : AZWA/UOB0707(7)
 : Unit No. 2-90 (Riviera No. SB-2-20), Jalan Baiduri 1, Riviera @ Pulau Melaka, 75000 Melaka.

37	RESERVE PRICE	RM 171,000.00	MELAKA
	Description	: SOVO (SMALL OFFICE VERSATILE OFFICE)	
	Area	: Approx 489.5 sq. ft.	
	Assignor	: Khusrayrie Amir Bin Ahmad Zahidi	
	Solicitor	: M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A1060/23/KhusrayrieAmir)	
	Our Ref Address	: AZWA/UOB0708(7) : 2-180 (Room No. SB-2-77), Jalan Baiduri 1, Riviera @ Pulau Melaka, 75000 Melaka.	

38	RESERVE PRICE	RM 144,000.00	PETALING JAYA
	Description	: STUDIO OFFICE SUITE	
	Area	: Approx 436 sq. ft.	
	Assignor	: Ong Shir Li (F) , Law Lip Kuan & Ong Pei Li (F)	
	Solicitor	: M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A1080/23/Law Lip Kuan)	
	Our Ref Address	: AZWA/UOB0745(6) : B-41-08, Menara B, Empire City Damansara, Jalan Damansara, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor.	

39	RESERVE PRICE	RM 106,000.00	PUCHONG
	Description	: RETAIL LOT	
	Area	: Approx 527 sq. ft.	
	Assignor	: Yong Kong Fatt & Tan Bee Thin	
	Solicitor	: M/S Khaw & Partners (Tel: 03-2141 7633) (362/218/26979/2016 (509))	
	Our Ref Address	: AZWA/UOB0654(9) : Unit No. 1-37, 1st Floor, M Square, Jalan DM 2, Taman Desa Millennia, 47150 Puchong, Selangor.	

40	RESERVE PRICE	RM 90,000.00	RAWANG
	Description	: DOUBLE STOREY MID TERRACED HOUSE	
	Area	: Approx 1,076 sq. ft.	
	Assignor	: Fong Sau Mui & Lai Teck Kwan	
	Solicitor	: M/S YH Teh & Quek (Tel: 03-2698 8181) (CT/FSM/17496/18/LN/S)	
	Our Ref Address	: AZWA/UOB0759(2) : No. 29, Jalan Anggerik 5D/2, Seksyen BS7, Bukit Sentosa, 48300 Rawang, Selangor.	

41	RESERVE PRICE	RM 72,000.00	PUCHONG
	Description	: AN END APARTMENT UNIT	
	Area	: Approx 663 sq. ft.	
	Assignor	: Norazam Bin Mohd Sahoji & Azura Binti Ishak	
	Solicitor	: M/S YH Teh & Quek (Tel: 03-2698 8181) (CT/NMS/4249/05/LN/S)	
	Our Ref Address	: AZWA/UOB0756(6) : Unit No. C-4-11, Block C, Dahlia Apartment, Jalan Putra Perdana 3B, Taman Putra Perdana, 47130 Puchong, Selangor.	

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING ON WEDNESDAY, THE 15TH 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.



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42	RESERVE PRICE	RM 270,000.00	JOHOR BAHRU
	Description	: 3-BEDROOM SERVICE APARTMENT UNIT	
	Area	: Approx 1,097.92 sq. ft.	
	Assignor	: Leong Weng Hoong	
	Solicitor	: M/S Nik Hussain & Partners (Tel: 03-27882888) (KW/298-131/2023/UOB/LWH)	
	Our Ref Address	: UMII/UOB0864(1) : Unit No. B-02-07, Blok B, Apartment Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200, Johor Bahru, Johor.	

43	RESERVE PRICE	RM 243,000.00	ISKANDAR PUTERI
	Description	: CONDOMINIUM	
	Area	: Approx 69.00 sq. m.	
	Assignor	: Ono Yoshinobu	
	Solicitor	: M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR/UOB(A)1668/23/cyp)	
	Our Ref Address	: AZWA/UOB0845(2) : Unit No. B-17-E4, One Medini, No. 2, Persiaran Medini Utara 3, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.	

RESERVE PRICE :

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

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

"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.



PROSPECTIVE BIDDERS MAY BID ONLINE AT
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