



DATE: WEDNESDAY
13-8-2025
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.

010 2161 147 / 016 2161 047

TEL NO.

03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



coordinator@ehsanauctioneers.com



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 13TH 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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 665,000.00	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) Our Ref : WAWA/UOB1208(3) Address : Unit No. 8-5, Damai 88, Jalan Damai, 50450 Kuala Lumpur.	
MALAY RESERVE AREA			

2	RESERVE PRICE	RM 560,000.00	SELANGOR
	Description	: A 3-BEDROOM SERVICE APARTMENT WITH TWO CAR PARKING BAYS : Approx 1,130 sq. ft. : Noorellana Binti Che Daud & Mohd Khafze Bin Jais : M/S Clark Soon & Partners : (03-7886 3818) : (CSP/100/002/11/245/25) : LIYANA/UOB1240(1) : Unit No. A-09-02, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, Selayang, 68100 Kuala Lumpur.	
BUMIPUTRA LOT			

3	RESERVE PRICE	RM 533,000.00	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) Our Ref : WAWA/UOB1180(4) Address : Unit No. B-13-5, Blok Baris @ Amanja, Jalan Desa 2/2, Desa Aman Puri, 52100 Kepong, Kuala Lumpur.	

4	RESERVE PRICE	RM 496,000.00	SELANGOR
	Description	: A STRATIFIED DOUBLE STOREY MID TERRACED HOUSE : Approx 1,399 sq. ft. : G Eswarnat A/L Gingaiah : M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L921(F).11001704422JCS/WS) Our Ref : WAWA/UOB1185(4) Address : Premises No. 12A, Jalan Sunsuria 3B/6, Monet Springtime, Bandar Sunsuria, 43900 Sepang, Selangor	

5	RESERVE PRICE	RM 430,000.00	SELANGOR
	Description	: A SERVICE APARTMENT UNIT : Approx 1,020 sq. ft. : Lee Mei Chan : M/S Chua & Partners : (03-2020 2000) : (MHH/UOB/A1552/24/LEE MEI CHAN) : WAWA/UOB1241(1) Our Ref : Unit No. B-08-11, 8th Floor, Block B, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor	

6	RESERVE PRICE	RM 420,000.00	SELANGOR
	Description	: A CONDOMINIUM UNIT : Approx 1,141 sq. ft. : Angela Chai & Nai Jin Khin : M/S Khaw & Partners : (03-21417633) : (362/218/26979/2016 (738)) : LIYANA/UOB1239(1) Our Ref : Unit No. A-18-12, Block A, Residensi Aurora, Jalan Pinggiran Prima 1, Taman Pinggiran Prima, 47150 Puchong, Selangor	

7	RESERVE PRICE	RM 414,000.00	SELANGOR
	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) Our Ref : WAWA/UOB1139(6) Address : Unit No. B-11-09, Block B, Pangsapuri Nadayu 801, No. 1, Jalan Zuhrah U5/163, Taman Subang Murni, 40150 Shah Alam, Selangor	

8	RESERVE PRICE	RM 356,000.00	SELANGOR
	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) : WAWA/UOB1042(6) Our Ref : Unit No. SA2-15-7, Vista Alam, No 3, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam Selangor	

9	RESERVE PRICE	RM 349,000.00	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(3) Our Ref : Unit No. F-13-08, Residensi Mizumi No. 3, Persiaran Metro Perdana Taman Metropolitan Kepong, 52100 Kuala Lumpur	

10	RESERVE PRICE	RM 336,000.00	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) : LIYANA/UOB1161(5) Our Ref : Unit No. 13-06, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur.	

11	RESERVE PRICE	RM 321,000.00	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(7) : 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 320,000.00	KAJANG
	Description	: AN APARTMENT UNIT : Approx 1,045 sq. ft. : Iliana Binti Iksan : M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L1579.11001704425SF/TNH) : LIYANA/UOB1238(1) Our Ref : Unit No. A-24-03, Block A, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor	

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 279,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 1,100 sq. ft.
Assignor : Ho Hann Wen
Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-025/2023/UOB/HW)
Our Ref Address : LIYANA/UOB1135(6)
 : Unit No. A-23-3A, Block A, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

14 RESERVE PRICE RM 279,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 1,100 sq. ft.
Assignor : Tan Yoon Keong
Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-022/2023/UOB/TYK)
Our Ref Address : LIYANA/UOB1136(6)
 : Unit No. A-19-10, Block A, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

15 RESERVE PRICE RM 277,000.00 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) (KW/298-083/2023/UOB/HWC&NHT)
Our Ref Address : LIYANA/UOB1137(6)
 : Unit No. B-7-6, Block B, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

16 RESERVE PRICE RM 270,000.00 KUALA LUMPUR



Description : AN OFFICE SUITE
Area : Approx 635 sq. ft.
Assignor : Lim Ju Li (F)
Solicitor : M/S Khaw & Partners (03-2141 7633) (390/282/31145/2024)
Our Ref Address : LIYANA/UOB1159(5)
 : Unit No. 12-05, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur

17 RESERVE PRICE RM 270,000.00 KUALA LUMPUR



Description : AN OFFICE SUITE
Area : Approx 635 sq. ft.
Assignor : Lim Ju Li (F)
Solicitor : M/S Khaw & Partners (03-2141 7633) (390/283/31146/2024)
Our Ref Address : UMI/UOB1160(5)
 : Unit No. 13-05, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur.

18 RESERVE PRICE RM 270,000.00 TELOK PANGLIMA GARANG



Description : AN APARTMENT
Area : Approx 1,001 sq. ft.
Assignor : Cham Woi Can
Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-125/2023/UOB/CWC)
Our Ref Address : UMI/UOB1163(5)
 : Unit No. D-15-09, Blok D, Pangsapuri Tropicana Aman 1, Jalan Aman Simfoni 1, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor

19 RESERVE PRICE RM 268,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 1,000 sq. ft.
Assignor : Chen Tian Yee
Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-047/2023/UOB/CTY)
Our Ref Address : UMI/UOB1138(6)
 : Unit No. B-9-3A, Block B, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

20 RESERVE PRICE RM 268,000.00 SHAH ALAM



Description : A SERVICE APARTMENT
Area : Approx 630 sq. ft.
Assignor : Tania Bianca Nathan
Solicitor : M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T8404/nn)
Our Ref Address : UMI/UOB1177(4)
 : 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

21 RESERVE PRICE RM 263,000.00 KUALA LUMPUR



Description : AN OFFICE SUITE
Area : Approx 829 sq. ft.
Assignor : Chong Kim Song
Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-108/2023/UOB/CKS)
Our Ref Address : UMI/UOB1178(4)
 : Unit No. 10-1, Wisma Trax (Wisma 730), Jalan Lima, Off Jalan Chan Sow Lin, 52200 Kuala Lumpur.

22 RESERVE PRICE RM 250,000.00 PETALING JAYA



Description : AN OFFICE SUITE
Area : Approx 689 sq. ft.
Assignor : Harper Links Services (M) Sdn. Bhd., Lai Kok Haw & Kit Sin Thy
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/A1500/LAI KOK HAW)
Our Ref Address : UMI/UOB1133(6)
 : Unit No. C-08-25, 8th Floor, Menara C, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor

23 RESERVE PRICE RM 232,000.00 PETALING JAYA



Description : A 2+1 BEDROOM SERVICED APARTMENT UNIT
Area : Approx 678 sq. ft.
Assignor : Mohammad Fakhruallah Bin Zulkifli & Nor Azimah Binti Mohd Khir Johari
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1366.11001704424SF/TNH)
Our Ref Address : ALIN/UOB1015(7)
 : Unit No. C-25-13A, Block C, Residensi Damai Meriah, No. 2, Jalan PJU 10/1A, Damansara Damai, 47830 Petaling Jaya, Selangor.

24 RESERVE PRICE RM 219,000.00 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 : ALIN/UOB1183(4)
 : Unit No. C-20-07, 168 Residensi Selayang, KM12, Jalan Ipoh – Rawang, 68100 Batu Caves, Selangor.

25 RESERVE PRICE RM 188,000.00 SEMENYIH



Description : A 3-BEDROOM APARTMENT UNIT
Area : Approx 818 sq. ft.
Assignor : Jefri Bin Mohd Anuar
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1437.11001704424SF/TNH)
Our Ref Address : ALIN/UOB1111(7)
 : Unit No. 13-12, Residensi Damai, Jalan Damai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor

26 RESERVE PRICE RM 155,000.00 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 : ALIN/UOB1106(7)
 : Unit No. B-13-02, Block B, Ascotte Boulevard, Jalan Bandar Rinching 6/1, Bandar Rinching, 43500 Semenyih, Selangor

**WILL SELL THE PROPERTIES DESCRIBED
BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING
ON WEDNESDAY, THE 13TH DAY OF AUGUST 2025, AT 3.00 P.M.
IN THE AFTERNOON, AT THE "EHSAN AUCTION ROOM" UNIT NO:6.07, 6TH
FLOOR, MENARA TJB, NO. 9, JALAN SYED MOHD MUFTI,
80000 JOHOR BAHRU, JOHOR.**



PROSPECTIVE BIDDERS MAY SUBMIT BIDS FOR THE PROPERTY ONLINE VIA www.ehsanauctioneers.com

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

27	RESERVE PRICE	RM 584,000.00	ISKANDAR PUTERI
	Description	: A STRATIFIED DOUBLE STOREY MID TERRACED SHOPOFFICE	
	Area	: Approx 1,205.56 sq. ft.	
	Assignor	: Chua Teck Kwang, Danny, Joanna Tay Yi Kin, Kevin Wee Teck Jin & Low Seow Pin	
	Solicitor	: M/S Nik Hussain & Partners . (03-27882888) (TKT/298-086/2024/UOB/CTKD)	
	Our Ref Address	: ALIN/UOB1182(4) : No. 8, Blok D1, Pusat Perdagangan ION Medini 1, Persiaran Medini Sentral 6, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor	
28	RESERVE PRICE	RM 575,000.00	MASAI
	Description	: AN APARTMENT UNIT	
	Area	: Approx 1,108.68 sq. ft.	
	Assignor	: Lin Wei Yang	
	Solicitor	: M/S Azhar & Wong (03-26023898) (RL/UOB-LIT/14075-9616)	
	Our Ref Address	: WAWA/UOB1242(1) : Unit No. 11-02, Pangsapuri Puncak Senibong, Jalan Bukit Senibong, Bukit Senibong, Teluk Senibong, 81750 Masai, Johor	
29	RESERVE PRICE	RM 358,000.00	JOHOR BAHRU
	Description	: AN APARTMENT UNIT	
	Area	: Approx 1,163 sq. ft.	
	Assignor	: Lim Chee Yong	
	Solicitor	: M/S Chua & Partners (03-2020 2000) (MH/UOB/A1516/24/Lim Chee Yong)	
	Our Ref Address	: ALIN/UOB1184(4) : No. #07-14, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 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?



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
(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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