



DATE: WEDNESDAY
16-7-2025
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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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 16TH JULY 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.



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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 2,600,000.00	PETALING JAYA
	Description	: AN INTERMEDIATE 4-STORY SHOP-OFFICE	
	Area	: Approx 1,539.3 sq. ft.	
	Assignor	: Ooh Boon Beng, Lim Chooi Chin & A one Plus Supplies & Services Sdn Bhd	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (03-2692 3000)	
	Our Ref Address	: LIYANA/UB1230(1) Unit No. B5-1-5, B5-2-5, B5-3-5 and B5-3A-5, Blok 5, Jalan Teknologi 2/1A, Kota Damansara Signature Park, 47801 Petaling Jaya, Selangor	
		BUMIPUTRA LOT	

2	RESERVE PRICE	RM 1,600,000.00	KUALA LUMPUR
	Description	: A SERVICED APARTMENT UNIT	
	Area	: Approx 1,615 sq. ft.	
	Assignor	: Hoh Hock Koon	
	Solicitor	: M/S Khaw & Partners (03-2141 7633) (362/218/26979/2016(503))	
	Our Ref Address	: WAWA/UB1237(1) Unit No. 8-10, Damai 88, Jalan Damai, 50450 Kuala Lumpur.	

3	RESERVE PRICE	RM 870,000.00	KUALA LUMPUR
	Description	: A 4-BEDROOM SERVICED APARTMENT UNIT	
	Area	: Approx 1,377.88 sq. ft.	
	Assignor	: Kalitasan A/L Selvoturai & Ramayee A/P R. Muniandy	
	Solicitor	: M/S Nik Hussain & Partners (03-27882888)	
	Our Ref Address	: (KW/298-085/2024/UB/KS&RM) WAWA/UB1236(1) Unit No. B-25-05, Residensi 99, Jalan Seri Utara 3, 68100 Kuala Lumpur.	

4	RESERVE PRICE	RM 855,000.00	KUALA LUMPUR
	Description	: A SERVICE APARTMENT UNIT	
	Area	: Approx 1,539 sq. ft.	
	Assignor	: Tajudin Bin Abd Kadir	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (03-2692 3000)	
	Our Ref Address	: (L1469.11001704424SF/TNH) WAWA/UB1214(2) Unit No. A-45-01, Residensi Duta Park, Jalan Kuching, 51200 Kuala Lumpur.	
		BUMIPUTRA LOT	

5	RESERVE PRICE	RM 850,000.00	KUALA LUMPUR
	Description	: A CORNER 3-BEDROOM SERVICED APARTMENT UNIT	
	Area	: Approx 1,324 sq. ft.	
	Assignor	: Praveena Raman	
	Solicitor	: M/S Azhar & Goh (03-22423888) (GCKL/UB12024/T8085))	
	Our Ref Address	: ALIN/UB1234(1) Unit No. 13A-01, Kiara 1, No. 1, Jalan Kiara, Mont' Kiara, 50480 Kuala Lumpur.	

6	RESERVE PRICE	RM 679,000.00	KUALA LUMPUR
	Description	: A 1-BEDROOM SERVICED APARTMENT UNIT	
	Area	: Approx 667 sq. ft.	
	Assignor	: Gan Kar Yen	
	Solicitor	: M/S Sidek Teoh Wong & Dennis (03-2692 3000)	
	Our Ref Address	: (L1400.11001704424SF/TNH) WAWA/UB1171(4) Unit No. 10-18, Residensi Quill, No. 1018, Jalan Sultan Ismail, 50250 Kuala Lumpur.	

7	RESERVE PRICE	RM 630,000.00	KUALA LUMPUR
	Description	: A SERVICE APARTMENT UNIT	
	Area	: Approx 936 sq. ft.	
	Assignor	: Chung Lin Fah & Chung Mei Lin	
	Solicitor	: M/S Nik Hussain & Partners (03-27882888)	
	Our Ref Address	: (KW/298-150/2023/UB/CLF) WAWA/UB1213(2) Unit No. A-19-3A, Block A, Residensi Inspirasi Mont' Kiara, No. 16, Jalan Kiara 4, Mont' Kiara, 50480 Kuala Lumpur.	

8	RESERVE PRICE	RM 630,000.00	KOTA KINABALU
	Description	: A CONDOMINIUM UNIT	
	Area	: Approx 1,120 sq. ft.	
	Assignor	: Tan Kim Theah	
	Solicitor	: M/S Wong & Shim (088-233171) (WS/RW/C/C-8(1395)/KW/lcw-ad)	
	Our Ref Address	: WAWA/UB1225(2) Lot No. 5 (DBKK No. B-05-05), Level 5, Block B, Condominium Maya @ Likas, Off Jalan Tuaran, 88300 Kota Kinabalu, Sabah.	

9	RESERVE PRICE	RM 600,000.00	PETALING JAYA
	Description	: A DUPLEX OFFICE SUITE	
	Area	: Approx 872 sq. ft.	
	Assignor	: Mohammad Faiz Bin Abdul Razak	
	Solicitor	: M/S Azhar & Goh (03-2856 9771) (GCKL/UB12024/T8141/bc))	
	Our Ref Address	: WAWA/UB1197(3) Unit No. C-21-11, 19 Sentral, Jalan Harapan, Seksyen 19, 46300 Petaling Jaya, Selangor.	
		BUMIPUTRA LOT	

10	RESERVE PRICE	RM 592,000.00	PUTRAJAYA
	Description	: AN INTERMEDIATE RETAIL LOT	
	Area	: Approx 797 sq. ft.	
	Assignor	: V T Sivamylvaganam A/L V Thangaraj	
	Solicitor	: M/S Nik Hussain & Partners (03-27882888)	
	Our Ref Address	: (TKT/298-083/2024/UB/VTS) WAWA/UB1171(6) Unit No. L02-12, Level 2, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya.	

11	RESERVE PRICE	RM 592,000.00	GENTING HIGHLAND
	Description	: A 3-BEDROOM SERVICED APARTMENT UNIT	
	Area	: Approx 1,290 sq. ft.	
	Assignor	: Tai See Yoon	
	Solicitor	: M/S Chua & Partners (03-2020 2000) (MH/UB1407/24/TaiSeeYoon)	
	Our Ref Address	: WAWA/UB1127(6) Unit No. E1-2-02, Tower One, Ion Delemen, Jalan Ion Delemen 1, Genting Highlands, 69000 Genting, Pahang.	

12	RESERVE PRICE	RM 584,000.00	SHAH ALAM
	Description	: A SERVICED APARTMENT UNIT	
	Area	: Approx 1,351 sq. ft.	
	Assignor	: Leong Seak Fatt	
	Solicitor	: M/S Nik Hussain & Partners (03-27882888)	
	Our Ref Address	: (TKT/298-073/2024/UB/LSF) WAWA/UB1169(4) Unit No. SA2-3-7, Vista Alam, No. 3, Presint 4.5, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam, Selangor.	

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

13 RESERVE PRICE RM 559,000.00 PETALING JAYA



Description : A CORNER 2+1 SERVICED APARTMENT UNIT
Area : Approx 1,087 sq. ft.
Assignor : Low Yee Kian
Solicitor : M/S Nik Hussain & Partners (03-27882888) (TKT/298-075/2024/UOB/LYK)
Our Ref Address : WAWA/UOB1152(5)
 Unit No. A-01-3A, Block A1, Lumi Tropicana, No. 2, Persiaran Tropicana, PJU 3, 47410 Petaling Jaya, Selangor

14 RESERVE PRICE RM 511,000.00 SHAHALAM



Description : A 2+1 BEDROOM SERVICED APARTMENT UNIT
Area : Approx 883 sq. ft.
Assignor : Tee Suat Pooi
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1535/24/TeeSuatPooi)
Our Ref Address : WAWA/UOB1172(4)
 Unit No. E-06-03, Utopolis Urbano, Jalan Kontraktor U1/14, Glenmarie, Seksyen U1, 40150 Shah Alam, Selangor

15 RESERVE PRICE RM 503,000.00 BUKIT JALIL



Description : A CONDOMINIUM UNIT
Area : Approx 1,302 sq. ft.
Assignor : Yan Chee Xiang & Hong Kah Mun
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1513/24/YAN CHEE XIANG)
Our Ref Address : LIYANA/UOB1200(3)
 Unit No. D-33A-13A, Residensi Parkhill, No. 12, Lebuhraya Bukit Jalil, 57000 Bukit Jalil, Kuala Lumpur.

16 RESERVE PRICE RM 499,000.00 PENAMPANG



Description : A CONDOMINIUM UNIT
Area : Approx 1,028 sq. ft.
Assignor : Wong Chian Vui
Solicitor : M/S Wong & Shim (088-233171) (WS/RW/LC-57(263)/EL-am)
Our Ref Address : ALIN/UOB1203(3)
 Lot No. R-07-08, Block C, K Avenue Sodomom, Jalan Lintas Penampang, 88300 Penampang, Sabah.

17 RESERVE PRICE RM 450,000.00 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) (L1577.11001704424SF/TNH)
Our Ref Address : LIYANA/UOB1231(1)
 Unit No. A-23-01, Blok A, Oasis 1, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor

18 RESERVE PRICE RM 430,000.00 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) (L1497(F).11001704424SF/TNH)
Our Ref Address : LIYANA/UOB1190(3)
 Unit No. C-31-27, Residensi Semarak Platinum, No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur.

19 RESERVE PRICE RM 397,000.00 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(3)
 Unit No. A-42-06, Residensi 99, No. 3, Jalan Seri Utara 3, 68100 Kuala Lumpur.

BUMIPUTRA LOT

20 RESERVE PRICE RM 387,000.00 PUCHONG



Description : A CONDOMINIUM UNIT
Area : Approx 1,141 sq. ft.
Assignor : Koh Chi Young
Solicitor : M/S Azhar & Goh (03-2856 9771) (GCKL/UOB/2024/T8619/nn)
Our Ref Address : LIYANA/UOB1215(2)
 Unit No. B-37-09, Block B, Residensi Aurora, Jalan Pinggiran Prima 1, Taman Pinggiran Prima, 47150 Puchong, Selangor

21 RESERVE PRICE RM 386,000.00 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) (L1490.11001704424SF/TNH)
Our Ref Address : LIYANA/UOB1131(6)
 Unit No. B-10-06, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, 68100 Selayang, Kuala Lumpur.

22 RESERVE PRICE RM 373,000.00 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 : LIYANA/UOB1188(3)
 Unit No. B-22-6, Riverdale Tower B, Jalan USJ 1/1Q, USJ One Park, 47500 Subang Jaya, Selangor

23 RESERVE PRICE RM 370,000.00 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) (L1575.11001704425SF/TNH)
Our Ref Address : ALIN/UOB1233(1)
 Unit No. B2-33-9, Block B2, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.

24 RESERVE PRICE RM 365,000.00 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) (GCKL/UOB/2024/T8269/nn)
Our Ref Address : LIYANA/UOB1191(3)
 Unit No. Q-25-11, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor.

25 RESERVE PRICE RM 342,000.00 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) (GCKL/UOB/2024/T8278/nn)
Our Ref Address : LIYANA/UOB1218(2)
 Unit No. B-18-6, Green Park Residence, Jalan Green Park Residence, 43300 Seri Kembangan, Selangor.

26 RESERVE PRICE RM 341,000.00 GOMBAK



Description : A SERVICE APARTMENT UNIT
Area : Approx 807 sq. ft.
Assignor : Ratna Liza Binti Ali
Solicitor : M/S Azhar & Goh (03-2856 9771) (GCKL/UOB/2024/T8270/nn)
Our Ref Address : WAWA/UOB1073(4)
 Unit No. A-32-06, Mercu Kenwingston, No. 81, Jalan Gombak, 53000 Kuala Lumpur

27 RESERVE PRICE RM 333,000.00 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 : LIYANA/UOB1194(3)
 Unit No. 23A-31, Residensi Platinum Teratai, No. 2, Jalan Kuraman, 53000 Kuala Lumpur

28 RESERVE PRICE RM 329,000.00 KUALA LUMPUR



Description : A 3-BEDROOM SERVICE APARTMENT UNIT
Area : Approx 904 sq. ft.
Assignor : Cheam Wai Kiat
Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1536/24/CheamWaiKiat)
Our Ref Address : LIYANA/UOB1153(5)
 Unit No. D-43-03A, Residensi 99, No. 3, Jalan Seri Utara, 68100 Kuala Lumpur.

29 RESERVE PRICE RM 324,000.00 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) (GCKL/UOB/2024/T8569/nn)
Our Ref Address : LIYANA/UOB1217(2)
 Unit No. 11-25, Residensi The Edge, Persiaran Subang Indah, USJ 1, 47600 Subang Jaya, Selangor

BUMIPUTRA LOT

30 RESERVE PRICE RM 297,000.00 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) (L1533.11001704424SF/TNH)
Our Ref Address : UMIL/UOB1223(2)
 Unit No. A-30-06, Zen 2 @ Residensi Minest, No. 62, Jalan Sinar Sentul 4, 51000 Kuala Lumpur.

31 RESERVE PRICE RM 284,000.00 KLANG  Description : A THREE-BEDROOM MEDIUM COST APARTMENT WITH A CAR PARKING BAY Area : Approx 1,044 sq. ft. Assignor Solicitor : Mohd Al-Malik Bin Abdul Aziz : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1461.11001704424SF/TNH)) Our Ref Address : UMI/UB1199(3) : Unit No. C-07-10, Pangsapuri Palm Garden, Persiaran Bukit Raja / KU1, Bandar Baru Klang, 41150 Klang, Selangor BUMIPUTRA LOT	32 RESERVE PRICE RM 280,000.00 BANDAR PUNCAK ALAM  Description : A SERVICED APARTMENT UNIT Area : Approx 842 sq. ft. Assignor Solicitor : Norashikin Binti Zakaria : M/S Azhar & Goh (03-22423888) (GCKL/UB/2023/S8341/nn) Our Ref Address : UMI/UB1235(1) : Unit No. 2-11-17, Apartment Servis Sentrove B, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Puncak Alam, Selangor BUMIPUTRA LOT	33 RESERVE PRICE RM 270,000.00 MIRI  Description : AN APARTMENT UNIT (TYPE INTERMEDIATE) Area : Approx 87.61 sq. m. Assignor Solicitor : Michael Ukab Missak & Andy Selutan : M/S Clement I & Co. (082-265826) (UB-MUM/24126/JY-LV) Our Ref Address : ALIN/UB1167(4) : Unit No. 14880-B1-2, Storey No. 1, Building Block B, Amber Max, Off Jalan Bakam, 98000 Miri, Sarawak.
34 RESERVE PRICE RM 268,000.00 MELAKA  Description : AN INTERMEDIATE UNIT BUSINESS SUITE Area : Approx 820 sq. ft. Assignor Solicitor : Chian Keng Fai (Zheng Jinghui) : M/S L Y Lu & Co. (07-287 7792) ((NOD/UB)/240822/CKF/F)) Our Ref Address : ALIN/UB1205(3) : Unit E-10-8, Block E, Jalan Pkak 2, Pusat Komersial Ayer Keroh, 75450 Hang Tuah Jaya, Melaka.	35 RESERVE PRICE RM 261,000.00 CHERAS  Description : A SMALL OFFICE VERSATILE OFFICE (SOVO) Area : Approx 603 sq. ft. Assignor Solicitor : Foo Khue Meng : M/S Azhar & Goh (03-2856 9771) (GCKL/UB/2022/R8111/nn) Our Ref Address : UMI/UB1221(2) : Unit No. 10-3A, Menara Montena, No. 1A, Jalan Damai Purnama, Alam Damai, 56000 Cheras, Kuala Lumpur.	36 RESERVE PRICE RM 256,000.00 PUTRAJAYA  Description : A RETAIL LOT Area : Approx 452 sq. ft. Assignor Solicitor : Roslan Bin Zainal : M/S Azhar & Goh (03-2856 9771) (GCKL/UB/2023/T8146/bc) Our Ref Address : UMI/UB1168(4) : Unit No. L02-23A, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya, Wilayah Persekutuan Putrajaya.
37 RESERVE PRICE RM 252,000.00 CYBERJAYA  Description : A SERVICED APARTMENT UNIT Area : Approx 904 sq. ft. Assignor Solicitor : Wong Chen Yu : M/S Chua & Partners (03-2020 2000) (MHH/UB/A1433/24/WongChengYu) Our Ref Address : UMI/UB1216(2) : Unit No. B-19-07, Menara B, The Arc, Cyber 11, 63000 Cyberjaya, Selangor	38 RESERVE PRICE RM 252,000.00 SHAH ALAM  Description : A SMALL OFFICE/FLEXIBLE OFFICE Area : Approx 420 sq. ft. Assignor Solicitor : Ang Huan Ern & Ang Lei Lee : M/S Azhar & Goh (03-2856 9771) (GCKL/UB/2024/T8084/nn) Our Ref Address : UMI/UB1220(2) : Unit No. 13-17, Suria Jaya, Jalan Padang Jawa, Seksyen 16, 40200 Shah Alam, Selangor.	39 RESERVE PRICE RM 219,000.00 JALAN AMPANG, KUALA LUMPUR  Description : A OFFICE UNIT Area : Approx 495 sq. ft. Assignor Solicitor : Chan Mei Leng & Tan Teh Chong : M/S Chua & Partners (03-2020 2000) (MHH/UB/A1491/24/Chan Mei Leng)] Our Ref Address : UMI/UB115(6) : Unit No. T3-08-08, Tower 3, Menara 3, No. 296, Jalan Ampang, 50450 Kuala Lumpur.
40 RESERVE PRICE RM 211,000.00 KUALA LUMPUR  Description : AN APARTMENT UNIT Area : Approx 1,141 sq. ft. Assignor Solicitor : Soon Chee Hock : M/S Azhar & Goh (03-2856 9771) (GCKL/UB/2022/R8142/nn(bc)) Our Ref Address : UMI/UB0499(10) : Unit No. B-15-05, 15th Floor, Block B, Glenview Villa Apartment, Jalan 49, Taman Pinggiran Cheras, Off Jalan Kuari, 56100 Kuala Lumpur.	41 RESERVE PRICE RM 210,000.00 KAJANG  Description : A SOHO (SMALL OFFICE HOME OFFICE) Area : Approx 452 sq. ft. Assignor Solicitor : Muhammad Halil Bin Musaddat : M/S Azhar & Goh (03-22423888) (GCKL/UB/2024/T8638) Our Ref Address : UMI/UB1232(1) : Unit No. B-19-29, Block B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor	42 RESERVE PRICE RM 197,000.00 SHAH ALAM  Description : A STUDIO SUITE Area : Approx 498 sq. ft. Assignor Solicitor : Muhammad Firdaus Bin Dahlan & Halimatun Saadiah Binti Ismail : M/S Azhar & Goh (03-2856 9771) (GCKL/UB/2024/T8134/bc(nn)) Our Ref Address : LIYANA/UB1130(6) : Unit No. S-26-13A, Block S, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam, Seksyen UT13, 40170 Shah Alam, Selangor. BUMIPUTRA LOT
43 RESERVE PRICE RM 189,000.00 SERI KEMBANGAN  Description : A UNIT OF SOHO (SMALL OFFICE HOME OFFICE) Area : Approx 559 sq. ft. Assignor Solicitor : Clarence James : M/S Azhar & Goh (03-2856 9771) (GCKL/UB/2023/S8372) Our Ref Address : UMI/UB1222(2) : Unit No. B-22-08, Block B, 3 Elements, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor	44 RESERVE PRICE RM 188,000.00 PETALING JAYA  Description : AN INTERMEDIATE OFFICE SUITE UNIT Area : Approx 342 sq. ft. Assignor Solicitor : Lau Kin Lok : M/S Azhar & Goh (03-2856 9771) (GCKL/UB/2024/T8246/nn) Our Ref Address : UMI/UB1122(6) : Unit No. Q-03-03, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor	45 RESERVE PRICE RM 179,000.00 KAJANG  Description : A ONE-BEDROOM SMALL OFFICE HOME OFFICE (SOHO) UNIT Area : Approx 452 sq. ft. Assignor Solicitor : Syazana Binti Che Seman : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1492.11001704424SF/TNH) Our Ref Address : ALIN/UB1132(6) : Unit No. A-20-23A, Blok A, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.
46 RESERVE PRICE RM 119,000.00 PETALING JAYA  Description : AN OFFICE UNIT Area : Approx 301 sq. ft. Assignor Solicitor : Leong Yeong Jian : M/S Chua & Partners (03-2020 2000) (ALIN/UB1129(6) Our Ref Address : Unit No. C-13-17, Menara C, P J Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor.	47 RESERVE PRICE RM 119,000.00 PENANG  Description : A FLAT UNIT Area : Approx 474 sq. ft. Assignor Solicitor : Koay Chong Wah : M/S Hoe & Moira (04-226 8220) (H&M/MT/ZV/CB166/19) Our Ref Address : ALIN/UB1150(5) : No. 39-14-28, Krystal Heights, Lintang Delima 14, 11700 Penang.	48 RESERVE PRICE RM 95,000.00 RAWANG  Description : A THREE-BEDROOM LOW COST FLAT UNIT Area : Approx 689 sq. ft. Assignor Solicitor : Mustapa Bin Hashim : M/S Azhar & Goh (03-2856 9771) (GCKL/UB/2022/R8110/nn)) Our Ref Address : WAWA/UB1082(3) : Unit No. 2-12, Pangsapuri Desa Sri Bayu, Jalan Bayu 7, Desa Sri Bayu, 48000 Rawang, Selangor

Description	: A SHOP LOT
Area	: Approx 75 sq. ft.
Assignor	: Ooi Sock Suan
Solicitor	: M/S Chua & Partners (03-2000 2000)
Our Ref	: (MH/IOB/A1086/23/Ooi Sock Suan)
Address	: ALIN/IOB1219(2) Unit No. G-045, Podium, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor

EHSAN
Online
AUCTION

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

[illegible]

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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