



DATE: THURSDAY
18-9-2025
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**

 **EHSAN
Online
AUCTION**

**VIA ONLINE BIDDING ON THURSDAY, THE 18TH SEPTEMBER 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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 1,200,000.00	KUALA LUMPUR	 Description: A One-Bedroom Apartment Unit Area: Approx 624 sq. ft. Assignor: Yun Wen Lai Solicitor: M/S Chua & Partners (03-2020 2000) Our Ref Address: UMI/UOB1279 Unit No. 1-37-6, Residensi Star 1, No.1, Jalan Yap Kwan Seng, 53300 Kuala Lumpur.
2	RESERVE PRICE	RM 1,125,000.00	BINTULU	 Description: A 3 Storey Intermediate Terraced B Shophouse Area: Approx 122.8 sq. m. Assignor: Adam Ting Abdullah Solicitor: M/S Clement & Co. (082-265 826) Our Ref Address: LIYANA/UOB1262 No. 45, Lot 14641, Bintulu City Mall Phase 2, Jalan Johari Sunam, 97000 Bintulu, Sarawak.
3	RESERVE PRICE	RM 1,100,000.00	PETALING JAYA	 Description: A Stratified Shop/Office Unit Area: Approx 1,873 sq. ft. Assignor: Tan Siau Sze Solicitor: M/S Sidek Teoh Wong & Dennis (03-2692 3000) Our Ref Address: WAWA/UOB1266 Unit No. J-2-10, Block J, Pacific Place @ Ara Damansara, Jalan PJU 1A/4, Ara Damansara, 47301 Petaling Jaya, Selangor
4	RESERVE PRICE	RM 900,000.00	PETALING JAYA	 Description: A Duplex Condominium Area: Approx 2,034 sq. ft. Assignor: Zaferi Borhan Kunou Solicitor: M/S Nik Hussain & Partners (03-27882888) Our Ref Address: UMI/UOB1281 Unit No. A-9-A05, Armanee Terrace Condominium, No. 8, Jalan PJU 8/1, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor BUMIPUTRA UNIT
5	RESERVE PRICE	RM 840,000.00	KUALA LUMPUR	 Description: A 3-Bedroom Apartment Unit Area: Approx 1,238 sq. ft. Assignor: H'Ng Yee Jin Solicitor: M/S Chung Huang & Khalid (03-2031 1699) Our Ref Address: ALIN/UOB1274 Unit No. B-37-02, Residensi Sentral Kuchai, No. 2B, Jalan Kuchai Maju 9, Taman Kuchai Jaya, 58200 Kuala Lumpur.
6	RESERVE PRICE	RM 765,000.00	KUALA LUMPUR	 Description: A 2-Bedroom Service Apartment With A Car Parking Bay Area: Approx 1,012 sq. ft. Assignor: Ng Wei Min Solicitor: M/S Chua & Partners (03-2020 2000) Our Ref Address: ALIN/UOB1254 Unit No. 17-09, Residensi Peel, No. 2, Lorong Peel, Maluri, 55100 Kuala Lumpur.
7	RESERVE PRICE	RM 689,000.00	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) Our Ref Address: LIYANA/UOB1234 Unit No. 13A-01, Kiara 1, No. 1, Jalan Kiara, Mont' Kiara, 50480 Kuala Lumpur.
8	RESERVE PRICE	RM 684,000.00	KUALA LUMPUR	 Description: A Condominium Unit Area: Approx 1,762 sq. ft. Assignor: Lee Seng Han Solicitor: M/S Chua & Partners (03-2020 2000) Our Ref Address: ALIN/UOB1253 Unit No. 26-03, Residensi Berlian Setapak, No. 8, Jalan Semarak Api 4, Off Jalan Gombak, 53000 Kuala Lumpur.
9	RESERVE PRICE	RM 567,000.00	SETAPAK	 Description: A 3-Bedroom Serviced Apartment Area: Approx 1,232 sq. ft. Assignor: Lew Chun Yen Solicitor: M/S Sidek Teoh Wong & Dennis (03-2692 3000) Our Ref Address: WAWA/UOB1261 A-28-01, Residensi 357 Setapak, No. 2A, Lorong 2/23D, 53300 Setapak, Kuala Lumpur.
10	RESERVE PRICE	RM 540,000.00	KUALA LUMPUR	 Description: An Apartment Unit Area: Approx 1,100 sq. ft. Assignor: Lee Tong Yeh & Chong Chin Meng Solicitor: M/S Khaw & Partners (03-21417633) Our Ref Address: LIYANA/UOB1248 Unit No. B-17-06, Block B, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.
11	RESERVE PRICE	RM 540,000.00	SENTUL	 Description: A 4-Bedroom Apartment Area: Approx 1,050 sq. ft. Assignor: Mohd Zahrin Bin Abdul Hamid Solicitor: M/S Sidek Teoh Wong & Dennis (03- 2692 3000) Our Ref Address: WAWA/UOB1255 B-22-10, Residensi Minest, No. 62, Jalan Sinar Sentul 4, 51000 Kuala Lumpur. BUMIPUTRA UNIT
12	RESERVE PRICE	RM 540,000.00	SUNGAI BESI	 Description: A Condominium Unit Area: Approx 1,232 sq. ft. Assignor: Jasvin Kaur A/P Parl Singh Solicitor: M/S YH Teh & Quek (03-2698 8181) Our Ref Address: ALIN/UOB1267 Unit No. F2-2-3A, Midfields 2 Condominium, No. 1, Jalan Besi Kawi, Off Lebuhraya Sungai Besi, 57100 Kuala Lumpur.

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 527,000.00 BUKIT JALIL

Description: A Corner Three-Bedroom Apartment
Area: Approx 1,009 sq. ft.
Assignor: Lee Pang Wei Yang
Solicitor: M/S Clark Soon & Partners (03-7886 3818)
Our Ref Address: WAWA/UOB1263
 Unit No. 1-33-12, Residensi Bintang Bukit Jalil, No. 1, Jalan Jalil Impian, Bukit Jalil, 57000 Kuala Lumpur.



14 RESERVE PRICE RM 520,000.00 CYBERJAYA

Description: A Shop Lot
Area: Approx 1,195 sq. ft.
Assignor: Chan Chee Kuan
Solicitor: M/S Clark Soon & Partners (03-7886 3818)
Our Ref Address: ALIN/UOB1265
 Unit No. A-01-05, 1st Floor, Block A, The Place @ Cyberjaya, Jalan Teknokrat 1/1, 63000 Cyberjaya, Selangor



15 RESERVE PRICE RM 513,000.00 SUNGAI BESI

Description: A Condominium Unit
Area: Approx 1,320 sq. ft.
Assignor: Mashaidi Bin Mashoory
Solicitor: M/S Seow & Megat (03-2166 3384)
Our Ref Address: LIYANA/UOB1246
 Unit No. E-1-3A, Level 1, Block E, Midfields 2, Jalan Besi Kawi, Sungai Besi, 57100 Kuala Lumpur.



16 RESERVE PRICE RM 500,000.00 DANAU KOTA, KL

Description: A Service Apartment Unit
Area: Approx 969 sq. ft.
Assignor: Chiang Wei Yeen
Solicitor: M/S Azhar & Wong (03-2602 3898)
Our Ref Address: WAWA/UOB1272
 Unit No. 21-13, Pangsapuri Suite Danau Kota, No.1, Jalan 6A/6, Off Jalan Taman Ibu Kota, Danau Kota, 53300 Kuala Lumpur.



17 RESERVE PRICE RM 480,000.00 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: WAWA/UOB1117
 Unit No. L02-12, Level 2, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya.



18 RESERVE PRICE RM 430,000.00 KUALA LUMPUR

Description: An Apartment Unit
Area: Approx 1,184 sq. ft.
Assignor: Abdul Latiff Bin Suhaimi & Nik Nur Fatin Binti Nik Ahmed Nerang
Solicitor: M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address: ALIN/UOB1264
 Unit No. C-30-26, Residensi Semarak Platinum, No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur.



19 RESERVE PRICE RM 430,000.00 PANDAN JAYA

Description: An Apartment Unit
Area: Approx 1,087 sq. ft.
Assignor: Ong Su Ing
Solicitor: M/S Clark Soon & Partners (03-7886 3818)
Our Ref Address: WAWA/UOB1269
 Unit No. B-5-2A, Block B, Pangsapuri Bayu Pandan Jaya, Jalan Pandan 3/11, Pandan Jaya, 55100 Kuala Lumpur.



20 RESERVE PRICE RM 420,000.00 SENTUL

Description: A 2-Bedroom Serviced Apartment
Area: Approx 743 sq. ft.
Assignor: Saraniawathy A/P Nyanamani
Solicitor: M/S Nik Hussain & Partners (03-27882888)
Our Ref Address: UMI/UOB1277
 Unit No. A-22-13A, Puncak Sentul, No. 8, Jalan Sentul Perdana, 51000 Kuala Lumpur.



21 RESERVE PRICE RM 405,000.00 KUALA LUMPUR

Description: A Condominium Unit
Area: Approx 1000 sq. ft.
Assignor: Chan Zhen Sin & Bon Yan Hua
Solicitor: M/S Khaw & Partners (03-21417633)
Our Ref Address: WAWA/UOB1247
 Unit No. B-13-02, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, Bandar Damai Perdana, 56000 Kuala Lumpur.



22 RESERVE PRICE RM 405,000.00 PUCHONG

Description: A Double Storey Mid Terraced House
Area: Approx 1,746 sq. ft.
Assignor: Albert A/L Sebastian, Jayaceline A/P Masilamoney (Deceased) & Steevan A/L Sinniah
Solicitor: M/S Chua & Partners (03-2020 2000)
Our Ref Address: UMI/UOB1257
 No. 57, Jalan SP 10/7, Saujana Puchong, Bandar Putra Permai,



23 RESERVE PRICE RM 400,000.00 KUALA LUMPUR

Description: An End Stratified Office Unit With A Car Park Bay
Area: Approx 1,012 sq. ft.
Assignor: Su, Jhe-Yan
Solicitor: M/S Nik Hussain & Partners (03-27882888)
Our Ref Address: ALIN/UOB1268
 Unit No. T1-42-09, Tower 1, Arte + (Arte Plus) @ Jalan Ampang, No. 3, Lorong Ampang 1, 55000 Kuala Lumpur.



24 RESERVE PRICE RM 400,000.00 PETALING JAYA

Description: A Service Suite Unit
Area: Approx 850 sq. ft.
Assignor: Muhammad Hazim Bin Onn
Solicitor: M/S Clark Soon & Partners (03-7886 3818)
Our Ref Address: LIYANA/UOB1271
 Unit No. C-24-08, Block C, Residensi Damai Meriah - The Zizz, No.2, Jalan PUJ 10/1A, Damansara Damai, PUJ 10, 47830 Petaling Jaya, Selangor



25 RESERVE PRICE RM 390,000.00 KUALA LUMPUR

Description: A Two Bedroom Condominium With Two Car ParkinBays
Area: Approx 915 sq. ft.
Assignor: Leong Wai Keong
Solicitor: M/S Seow & Megat (03-2166 3384)
Our Ref Address: LIYANA/UOB1278
 Unit No. A-11-11, Kondominium Sri Istana, No. 10, Jalan Kuchai Jaya, Taman Kuchai Jaya, 58200 Kuala Lumpur.



26 RESERVE PRICE RM 387,000.00 CHERAS

Description: A Service Apartment Unit
Area: Approx 1,020 sq. ft.
Assignor: Lee Mei Chan
Solicitor: M/S Chua & Partners (03-2020 2000)
Our Ref Address: LIYANA/UOB1241
 Unit No. B-08-11, 8th Floor, Block B, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor



27 RESERVE PRICE RM 373,000.00 SHAHALAM

Description: A 3-Bedroom Apartment Unit
Area: Approx 1,079 sq. ft.
Assignor: Jackson Ng
Solicitor: M/S Chua & Partners (03-2020 2000)
Our Ref Address: LIYANA/UOB1139
 Unit No. B-11-09, Block B, Pangsapuri Nadayu 801, No. 1, Jalan Zuhrah U5/163, Taman Subang Murni, 40150 Shah Alam, Selangor



28 RESERVE PRICE RM 369,000.00 KUALA LUMPUR

Description: A Service Apartment
Area: Approx 657 sq. ft.
Assignor: Yip Bee Wai & Lee Lai Peng
Solicitor: M/S Azhar & Goh (03-2602 3898)
Our Ref Address: ALIN/UOB1251
 Unit No. 6-23A, Amaya Maluri, No. 2, Jalan Jejaka 2, Taman Maluri, 55100 Kuala Lumpur.

BUMIPUTRA UNIT



29 RESERVE PRICE RM 350,000.00 SERI KEMBANGAN

Description: An Office Unit
Area: Approx 667 sq. ft.
Assignor: Lam Zhi Yun
Solicitor: M/S Azhar & Goh (03-2602 3898)
Our Ref Address: ALIN/UOB1275
 Unit No. B-18-10, Block B, 3 Elements, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor



30 RESERVE PRICE RM 316,000.00 SUNGAI BESI

Description: A Service Apartment
Area: Approx 850 sq. ft.
Assignor: Saifudin Bin Abdullah & Saiful Izzham Bin Abdullah
Solicitor: M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address: WAWA/UOB1250
 Unit No. C2-43A-12, Block C2, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.

BUMIPUTRA UNIT



31 RESERVE PRICE RM 315,000.00 SHAH ALAM

Description: A 3-Bedroom Service Apartment With 2 Car Parking Bays

Area: Approx 818 sq. ft.

Assignor: Kuah Swee Seong

Solicitor: M/S Nik Hussain & Partners (03-27882888)

Our Ref Address: LIYANA/UOB0690
Unit No. Dp 02-05-14, Pangsapuri De Palma, No. 6, Persiaran Setia Makmur, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor.



32 RESERVE PRICE RM 308,000.00 PENAMPANG

Description: Hotel Suites

Area: Approx 510 sq. ft.

Assignor: Ng Wee Teck

Solicitor: M/S Wong & Shim

Our Ref Address: LIYANA/UOB1259
Unit No. 9, 16th Floor, ITCC Manhattan Suites, ITCC Penampang, Jalan Pintas Penampang, 89500 Penampang, Sabah.



33 RESERVE PRICE RM 303,000.00 SUBANG JAYA

Description: A Condominium Unit

Area: Approx 1,242 sq. ft.

Assignor: Tiong Mang Gang

Solicitor: M/S Chua & Partners (03-2020 2000)

Our Ref Address: WAWA/UOB1188
Unit No. B-22-6, Riverdale Tower B, Jalan USJ 1/1Q, USJ One Park, 47500 Subang Jaya, Selangor



34 RESERVE PRICE RM 270,000.00 SENTUL

Description: A 3-Bedroom Condominium Unit With A Car Parking Bay

Area: Approx 822 sq. ft.

Assignor: Muhammad Asyraf Bin Noordin

Solicitor: M/S Azhar & Goh (03-2602 3898)

Our Ref Address: ALIN/UOB1249
Unit No. A-33A-03, Residensi Minest, No. 62, Jalan Sinar Sentul 4, Sentul, 51000 Kuala Lumpur.



35 RESERVE PRICE RM 260,000.00 KUALA LUMPUR

Description: A Serviced Apartment

Area: Approx 344 sq. ft.

Assignor: Shahriman Bin Onn & Shahril Bin Onn

Solicitor: M/S Azhar & Goh (03-2856 9771)

Our Ref Address: UMI/UOB1280
Unit No. 7-21-12, May Tower Service Apartment, No. 7, Jalan Munshi Abdullah, 50100 Kuala Lumpur.



36 RESERVE PRICE RM 250,000.00 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)

Our Ref Address: LIYANA/UOB1137
Unit No. B-7-6, Block B, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.



37 RESERVE PRICE RM 242,000.00 SHAH ALAM

Description: A Service Apartment

Area: Approx 630 sq. ft.

Assignor: Tania Bianca Nathan

Solicitor: M/S Gibb & Co. (03-2856 9771)

Our Ref Address: LIYANA/UOB1177
Unit No. P-09-03A, 9th Floor, Block Princeton, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam, Seksyen U13, 40170 Shah Alam,



38 RESERVE PRICE RM 230,000.00 PUNCAK ALAM

Description: A Service Apartment Unit

Area: Approx 840 sq. ft.

Assignor: Amaruddin Bin Mohd Khalid & Nur Dian Binti Ismail

Solicitor: M/S Clark Soon & Partners (03-7886 3818)

Our Ref Address: WAWA/UOB1244
Unit No. 1-16-6, Apartment Servis Sentrovue A, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Puncak



39 RESERVE PRICE RM 230,000.00 PETALING JAYA

Description: A Studio Suite

Area: Approx 354 sq. ft.

Assignor: Mohd Faliq Bin Abd Malek

Solicitor: M/S Seow & Megat (03-2166 3384)

Our Ref Address: LIANA/UOB1273
Unit No. B-23-11, Blok Empire Studio, Empire Damansara, No. 2, Jalan PUJ 8/8A, Damansara Perdana, PUJ 8, 47820 Petaling Jaya, Selangor



40 RESERVE PRICE RM 219,000.00 MIRI

Description: An Apartment Unit (Type Intermediate)

Area: Approx 87.61 sq. m.

Assignor: Michael Ukab Missak & Andy Selutan

Solicitor: M/S Clement I & I Co. (082-265826)

Our Ref Address: WAW/UOB1167
Unit No. 14880-B1-2, Storey No. 1, Building Block B, Amber Max, Off Jalan Bakam, 98000 Miri, Sarawak.



41 RESERVE PRICE RM 208,000.00 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: WAWA/UOB1168
Unit No. L02-23A, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya, Wilayah Persekutuan Putrajaya.



42 RESERVE PRICE RM 207,000.00 CYBERJAYA

Description: A Corner 1-Bedroom Serviced Apartment Unit

Area: Approx 560 sq. ft.

Assignor: Norzita Binti Abd Talib

Solicitor: M/S Azhar & Goh (03-2602 3898)

Our Ref Address: UMI/UOB1256
Unit No. J-12-01, Block J, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor.



43 RESERVE PRICE RM 207,000.00 KLANG

Description: An Apartment Unit

Area: Approx 840 sq. ft.

Assignor: Azwan Bin Ab Khalil & Noorfaizah Binti Osman

Solicitor: M/S Azhar & Goh (03-2602 3898)

Our Ref Address: UMI/UOB1260
Unit No. A-5-18, 5th Floor, Block A, Perdana Villa Apartment, Jalan Temenggung 19, Off Jalan Sungai Jati, 41200 Klang, Selangor



44 RESERVE PRICE RM 162,000.00 SEMENYIH

Description: A SOHO (Small Office Home Office)

Area: Approx 450 sq. ft.

Assignor: Anbarasan A/L Kanagarajan

Solicitor: M/S Sidek Teoh Wong & Dennis (03-2692 3000)

Our Ref Address: WAWA/UOB1252
Unit No. A-13-11, Block A, Kompleks Midlandscity, Persiaran Setia Mayuri-Mid lands, 43500 Semenyih, Selangor.



45 RESERVE PRICE RM 154,000.00 SERI KEMBANGAN

Description: A Unit Of SOHO (Small Office Home Office)

Area: Approx 559 sq. ft.

Assignor: Clarence James

Solicitor: M/S Azhar & Goh (03-2856 9771)

Our Ref Address: WAWA/UOB1222
Unit No. B-22-08, Block B, 3 Elements, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300



46 RESERVE PRICE RM 113,000.00 MELAKA

Description: A Service Suite

Area: Approx 267 sq. ft.

Assignor: Tang Sheng Hua Gabriel

Solicitor: M/S YH Teh & Quek (03-2698 8181)

Our Ref Address: UMI/UOB1245
Unit No. C-22-11, 22nd Floor, Hatten City, 75000 Melaka.



47 RESERVE PRICE RM 78,000.00 RAWANG

Description: A Three-Bedroom Low Cost Flat Unit

Area: Approx 689 sq. ft.

Assignor: Mustapa Bin Hashim

Solicitor: M/S Azhar & Goh (03-2856 9771)

Our Ref Address: WAWA/UOB1082
Unit No. 2-12, Pangsapuri Desa Sri Bayu, Jalan Bayu 7, Desa Sri Bayu, 48000 Rawang, Selangor



48 RESERVE PRICE RM 60,000.00 MELAKA

Description: A Serviced Suites

Area: Approx 323 sq. ft.

Assignor: Lee Foo Chang & Lim Shi Tei

Solicitor: M/S Chua & Partners (07-3510510)

Our Ref Address: LIYANA/UOB1258
Unit No. C-16-03, 16th Floor, Hatten City, 75000 Melaka.



49	RESERVE PRICE	RM 35,000.00	RAWANG
			
Description: A 3-Bedroom Low-Cost Flat Unit Area : Approx 650 sq. ft. Assignor : Mathivanan A/L Ramasamy Solicitor : M/S Azhar & Goh (03-2602 3898) Our Ref : UMI/UOB1276 Address : Unit No. E1-3, Apartment Widuri 1, Jalan Bukit Beruntung 18, Seksyen Bb18, Bukit Beruntung, 48300 Rawang, Selangor			

**WILL SELL THE PROPERTIES DESCRIBED
 BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING
 ON THURSDAY, THE 18TH DAY OF SEPTEMBER 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)

50	RESERVE PRICE	RM 400,000.00	JOHORBAHRU
			
Description: A Service Apartment Unit Area : Approx 102 sq. m. Assignor : Ng Ah Teck Solicitor : M/S Clark Soon & Partners (03-7886 3818) Our Ref : LIYANA/UOB1270 Address : Unit No. B-04-08, Blok B, Apartmen Dwi Danga, (Also Known As Twin Danga Residence), 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.

**PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com**

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

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

H/P NO.

010 2161 147 / 016 2161 047

TEL NO.

03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



coordinator@ehsanauctioneers.com



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