

# PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON UNITED OVERSEAS BANK (MALAYSIA) BHD (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 PROPERTY DESCRIBED BELOW BY  
PUBLIC AUCTION  
VIA ONLINE BIDDING

 EHSAN Online AUCTION

ON WEDNESDAY, THE 8TH 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.

Prospective bidders may submit bids for the property online via [www.ehsanauctioneers.com](http://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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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.

LOT 35	RESERVE PRICE : RM 400,000.00	MASAI	LOT 36	RESERVE PRICE : RM 320,000.00	BATU PAHAT
No. #G-33, Blok 2, Permas Sentral, Jalan Permas 10, Bandar Baru Permas Jaya, 81750 Masai, Johor			No. 29, Jalan Putera Indah 12/25, Taman Putera Indah, 83010 Tongkang Pechah, Batu Pahat, Johor		
Description : A Shop Lot Unit (753.47 sq.ft.)			Description : An Intermediate Unit, Double Storey Terrace House (1,300 sq.ft.)		
Assignor(s) : Woo Chew Yuen			Assignor(s) : Sah'hipol Bahari Bin Sulaiman & Normala Binti Mohd Ishak		
Solicitor : M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR(UOB(A)1675/24/cyp)			Solicitor : M/S Chua & Partners (JB) (Tel: 07-3510510) (CPR/UOB(A)1680/24)		
Our Ref : UMI/UOB0855(1)			Our Ref : UMI/UOB0854(1)		BUMI LOT

LOT 37	RESERVE PRICE : RM 300,000.00	JOHOR BAHRU	LOT 38	RESERVE PRICE : RM 270,000.00	JOHOR BAHRU
Unit No. B-06-09, Blok B, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor			Unit No. B-02-06, Blok B, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor		
Description : 3 Bedroom Service Apartment (1,097.92 sq.ft.)			Description : 3 Bedroom Service Apartment (1,097.92 sq.ft.)		
Assignor(s) : Chan Shiew Chin			Assignor(s) : Edwin Loh Kheng Hui		
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel: 03-2692 3000) (L1036(F).11001704423JCS/WS)			Solicitor : M/S Chua & Partners (KL) (Tel: 03-2020 2000) (MHH/UOB/A1203/24/EdwinLohKhengHui)		
Our Ref : ALIN/UOB0850(1)			Our Ref : UMI/UOB0851(1)		

**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](http://www.ehsanauctioneers.com) on the manner of payment of the deposit.

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

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