




## PUBLIC AUCTION VIA ONLINE BIDDING ON TUESDAY, THE 22ND APRIL, 2025 AT 2.00 P.M. IN THE AFTERNOON AT WEBSITE [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

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)

LOT 1	Reserve Price	RM 243,000
	Type: A Service Apartment Area: 527 square feet Address: Unit No. #31-07, Menara B, Pangsapuri Puncak Kempas Utama, Jalan Kempas Utama 2/6, Taman Kempas Utama, 81300 Johor Bahru, Johor	
JOHOR BAHRU	Assignor(s): Ho Jinn Syen Solicitors: M/S Abdul Raman Saad & Associates	
	RHB ISLAMIC BANK BERHAD	

LOT 2	Reserve Price	RM 486,000
	Type: A 2-bedroom Serviced Apartment Unit Area: 1,088 square feet Address: Unit No. A-08-03A, Residensi Bora, Jalan Danga 1/1, Danga Bay, 80200 Johor Bahru, Johor Darul Takzim	
JOHOR BAHRU	Assignor(s): Tan Han Seng Solicitors: M/S Clarence Edwin Law Offices	

### RESERVE PRICE :

The subject property will be sold on an 'as is where is' basis, separately, to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

### DEPOSIT :

All intending bidders are required to deposit with the Auctioneer the sum equivalent to **10%** of the fixed reserve price for the property by bank draft or cashier's order made in favour of **RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD** or remit the same through online banking transfer, **ONE (1) WORKING DAY BEFORE AUCTION DATE** and the balance of the purchase price to be paid within ninety (90) days from the date of auction sale to **RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD** viabank draft / RENTAS. Details of payment via 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.

PROSPECTIVE BIDDERS MAY BID ONLINE AT  
[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

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



### HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at [www.ehsanauctioneers.com](http://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.



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

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

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(CALL, WHATSAPP & SMS)

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