



## PUBLIC AUCTION VIA ONLINE BIDDING ON WEDNESDAY, THE 3RD SEPTEMBER, 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 333,000.00
	Type: Service Apartment Unit Area: 883 sq ft Address: Unit No. 29-19, Menara A, Residensi KSL Kangkar Tebrau, Jalan Kesum, Taman Istimewa, 81100 Johor Bahru, Johor	
Assignor(s): Hong Jia Sing Solicitors: M/S Abdul Raman Saad & Associates		
JOHOR BAHRU	RHB ISLAMIC BANK BERHAD	

LOT 2	Reserve Price	RM 1,080,000.00
	Type: 3-Storey Stratified Shop Unit End Lot Area: 3,950 sq ft Address: No. A-2-21, A-3-21 & A-4-21, Blok A, Pusat Komersial Bayu Tasek Persiaran Southkey 1, Kota Southkey, 80150 Johor Bahru, Johor	
Assignor(s): Nor'Azzah Bt Talib Solicitors: M/S Abdul Raman Saad & Associates		
JOHOR BAHRU	RHB ISLAMIC BANK BERHAD	

LOT 3	Reserve Price	RM 180,000.00
	Type: Low-Medium Cost Apartment Area: 710 sq ft Address: No. D-01-10, Pangsapuri Seri Baiduri, Jalan Baiduri 3, Taman Baiduri, 81200 Johor Bahru, Johor	
Assignor(s): Nor Azizi Bin Yusoff Solicitors: M/S Abdul Raman Saad & Associates		
JOHOR BAHRU	RHB ISLAMIC BANK BERHAD	

LOT 4	Reserve Price	RM300,000.00
	Type: A Single Storey Low Medium Cost Mid Terrace House Area: 1,302.43 sq ft Address: No. 6263, Jalan Melati 2, Indahpura, 81000 Kulai, Johor	
Assignor(s): Mohd Annuwar Bin Ahmad @ Ibrahim Solicitors: Clarence Edwin Law Office		
JOHOR BAHRU	RHB ISLAMIC BANK BERHAD	

### 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** via bank 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.



### 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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