

Property Auction Sale



DATE & TIME :

7/10/2025 TUESDAY 2.00P.M.

VIA ONLINE BIDDING AT :

www.ehsanauctioneers.com

 **EHSAN**
Online
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.



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)]

HQ OFFICE SUITE C-20-3A, LEVEL 20, BLOCK C, MEGAN AVENUE II, NO.12,
JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

TEL NO. 03-21616649 / 03-21626649
HP NO. 016-2161 047 / 010-2161 147
(CALL, WHATSAPP & SMS)

 Ehsan Auctioneers Sdn Bhd
 coordinator2@ehsanauctioneers.com
 www.ehsanauctioneers.com

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD, 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 TUESDAY, THE 7TH OCTOBER, 2025, AT 2.00 P.M. IN THE
AFTERNOON AT WEBSITE www.ehsanauctioneers.com

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)



LOT 1	Reserve Price RM378,000.00
	Type: A 2 Bedroom Apartment Unit Area: 1,124 sq ft Address: Unit No.06-04, Ujana Apartment, No.9, Persiaran Ledang Heights, East Ledang, 79250 Iskandar Puteri, Johor Assignor(s): Saifudin Hamjuri Bin Samsuri Solicitors: Abdul Raman Saad & Associates
ISKANDAR PUTERI	

LOT 2	Reserve Price RM269,700.00
	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: Abdul Raman Saad & Associates
JOHOR BAHRU	RHB ISLAMIC BANK BERHAD

LOT 3	Reserve Price RM320,000.00
	Type: Double Storey Low-Medium Cost Terrace House, Intermediate Lot Area: 770 sq ft Address: No. 71, Jalan Bestari 28/3, Taman Bestari Indah, 81800 Ulu Tiram, Johor Assignor(s): Ismail Bin Harom & Azlina Binti Elias Solicitors: Clarence Edwin Law Offices
JOHOR BAHRU	

LOT 4	Reserve Price RM140,000.00
	Type: A Low Cost Flat Area: 667 sq.ft Address: Blok 5-03-06, Jalan Kemuning, Taman Sri Plentong, 81750 Johor Bahru, Johor Assignor(s): Samsiah Binti Ismail Solicitors: Abdul Raman Saad & Associates
JOHOR BAHRU	

LOT 5	Reserve Price RM430,000.00
	Type: An Apartment Unit Area: 1,144 sq.ft Address: No. #13-01, Block 3, Residensi Impian Senibong, Jalan Persiaran Senibong, Taman Bayu Senibong, 81750 Masai, Johor Assignor(s): Chua Eng Chong & Koa Mei Leng Solicitors: Abdul Raman Saad & Associates
MASAI	

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 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
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.



"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.

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.

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.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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