



**PUBLIC AUCTION VIA ONLINE BIDDING ON TUESDAY,  
THE 6TH MAY, 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 135,000**



Type: A Medium Low-Cost Flat  
Area: 701 square feet  
Address: Unit No. 03-07, Block B2, Jalan Titiwangsa 17/7, Taman Tampoi Utama, 81200 Johor Bahru, Johor Darul Takzim

Assignor(s): Ishak Bin Saleh & Maryati Binti Ibrahim  
Solicitors: M/S Clarence Edwin Law Offices

**JOHOR BAHRU**

**LOT 2** Reserve Price **RM 300,000**



Type: An Intermediate Unit Of Double Storey Terrace Dwelling  
Area: 960 square feet  
Address: No. 595, Jalan Scientex 16, Taman Scientex, 81030 Kelapa Sawit, Kulai, Johor

Assignor(s): Mohamad Azrul Bin Ahmad Tiis  
Solicitors: M/S Abdul Raman Saad & Associates

**KULAI**

**LOT 3** Reserve Price **RM 437,400**



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

Assignor(s): Tan Han Seng  
Solicitors: M/S Clarence Edwin Law Offices

**JOHOR BAHRU**

**LOT 4** Reserve Price **RM 405,000**



Type: A 3-Bedroom Serviced Apartment Unit  
Area: 1,141 square feet  
Address: Unit No. C-11-7, Residensi Anjung Hijauan, Jalan Mutiara Mas 1/15, Taman Mutiara Mas, 81300 Skudai, Johor

Assignor(s): Lai Yiew Jian  
Solicitors: M/S Lim & Hooi

**SKUDAI**

**LOT 5** Reserve Price **RM 430,000**



Type: An Intermediate Unit Of Double Storey Terrace Dwelling  
Area: 1,399 square feet  
Address: No. 35, Jalan SS 5/7, Taman Sri Saujana, 81900 Kota Tinggi, Johor

Assignor(s): Sulaiman Bin Nawawi  
Solicitors: M/S Lim & Hooi

**KOTA TINGGI**

**LOT 6** Reserve Price **RM 360,000**



Type: A Service Apartment Unit  
Area: 980 square feet  
Address: #18-10, Blk C Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor

Assignor(s): Phang Chen Hoong  
Solicitors: M/S Abdul Raman Saad & Associates

**JOHOR BAHRU**

**LOT 7** Reserve Price **RM 450,000**



Type: A Service Apartment Unit  
Area: 1,195 square feet  
Address: Unit No. #06-05 Block B, Pangsapuri Amara Larkin, Jalan Larkin 80350 Johor Bahru, Johor

Assignor(s): Umadewi A/P Ayukannu  
Solicitors: M/S Abdul Raman Saad & Associates

**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** 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.



## 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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