

PROCLAMATION OF SALE

ON MONDAY, 05TH MAY 2025 AT 10.30 A.M

VENUE: AUCTION HALL OF VISION SKYBIDZ AUCTION CENTRE SDN BHD
UNIT NO. 20-04, LEVEL 20, MENARA LANDMARK, NO. 12, JALAN NGEE HENG, 80000 JOHOR BAHRU, JOHOR.

(REGISTRATION CLOSE AT 09.30 A.M)

PROSPECTIVE BIDDERS MAY ALSO SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE AT THE UNDERMENTIONED AUCTIONEER'S WEBSITE AT **www.vsauction.com.my** ("AUCTIONEER'S WEBSITE")

(Online bidders are further subject to the terms and conditions at the Auctioneer's Website)

prospective bidders may submit bids for the property online via **www.vsauction.com.my**
(for online bidding, please register at least one (1) working day before the auction day for registration & verification purposes)

Prior to the auction sale, all intending bidders are advised to:-

(i) seek independent legal advice on the Conditions Of Sale herein

(ii) inspect the subject property

(iii) check on the issuance of separate individual / strata title

(iv) conduct an official title search at the relevant Land Office and/or other relevant authorities

(v) make the necessary enquiries with the Developer and/or Proprietor and/or State Authorities and/or relevant bodies on the necessary confirmations / terms of consent to the sale herein prior to the auction

(vi) conduct and rely on their own searches, enquiries, investigations and verification's on the accuracy and correctness of the particulars and information provided. Prospective bidders are also advised that no reliance may be placed on any statement(s) or representation(s) made in this Proclamation Of Sale or by the Auctioneer at the auction concerning the subject property and that any prospective bidder(s) who choose(s) to rely on such statement(s) or representation(s) do(es) so at his/her/their own risk. The successful bidder(s) ("the Purchaser(s)") shall immediately upon the sale undertake to apply for and obtain the necessary confirmations / consent to transfer or assign (if any) from the Developer and/or Proprietor and/or State Authorities and/or relevant bodies.



LOT 001	REF: HL/1013/24
TYPE	: A THREE BEDROOM SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. B-04-03, BLOK B, APARTMENT DWI DANGA, JALAN TENGAH, KAMPUNG SUNGAI DANGA, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 102 SQUARE METRES (1,097.92 SQUARE FEET)
ASSIGNORS	: PRAABASWARAN A/L CHANDRA SEKARAN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

RESERVE PRICE : RM 315,000.00




LOT 002	REF: HL/1046/24
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. #21-02, BLOCK C, APARTMENT BOTANIKA, JALAN BAYU PUTERI 2, TAMAN BAYU PUTERI, 80150 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 132.1 SQUARE METRES (1,422.0 SQUARE FEET)
ASSIGNORS	: YAK KANG HAO (YI KANGHAO)
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

RESERVE PRICE : RM 461,700.00




LOT 003	REF: HL/1020/25
TYPE	: A LOW MEDIUM COST FLAT
ADDRESS	: UNIT NO. #01-02, BLOK E, JALAN PADI MALINJA, BANDAR BARU UDA, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 66.1 SQUARE METRES (712 SQUARE FEET)
ASSIGNORS	: ABU BAKAR HAMZAH BIN MOHAMED
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 145,800.00




LOT 004	REF: HL/1005/22
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #GL-06, MENARA D, RESIDENSI MASAI, JALAN MASAI JAYA 2, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 75.25 SQUARE METRES (810 SQUARE FEET)
ASSIGNORS	: WONG KAR FUI
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

RESERVE PRICE : RM 280,000.00



LOT 005	REF: HL/1087/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. A-34-07, RESIDENSI BORA, JALAN DANGA 1/1, TELUK DANGA BAY, 80200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 101.1 SQUARE METRES (1,088.3 SQUARE FEET)
ASSIGNORS	: LIAW YEE KHAI
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

RESERVE PRICE : RM 450,000.00



LOT 006	REF: HL/1024/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #31-07, BLOK E, PANGSAPURI DEDAUN HIJAU, JALAN SKUDAI LAMA, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 89.47 SQUARE METRES (963 SQUARE FEET)
ASSIGNORS	: GEETHA A/P BEREYA
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

RESERVE PRICE : RM 390,000.00



LOT 007	REF: HL/1094/24
TYPE	: AN INTERMEDIATE STRATIFIED 2-STOREY TERRACE HOUSE
ADDRESS	: NO. 53, JALAN LAMAN SETIA 4/8, TAMAN LAMAN SETIA, 81550 JOHOR BAHRU, JOHOR.
LAND AREA	: 157.9 SQUARE METRES (1,700 SQUARE FEET)
ASSIGNORS	: YU MING SING
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 600,000.00



LOT 008	REF: HL/1042/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #16-04, BLOK A, RESIDENSI KSL, JALAN DELIMA 3/2, TAMAN DELIMA 1, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 101.89 SQUARE METRES (1,096.73 SQUARE FEET)
ASSIGNORS	: LOW HONG KEW (F) & SUI LAI CHYE, FABIAN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

RESERVE PRICE : RM 385,000.00



LOT 009	REF: HL/1043/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. B-06-12, BLOCK B, PANGSAPURI DEDAUN HIJAU (ALSO KNOWN AS GREENFILED SERVICE APARTMENT), JALAN SKUDAI LAMA, 8100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 88.0 SQUARE METRES (947.3 SQUARE FEET)
ASSIGNORS	: KAMALA DEVI A/P RAMASAMY
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

RESERVE PRICE : RM 380,000.00



LOT 010	REF: HL/1044/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #26-19, BLOCK B, RESIDENSI ARC, (ALSO KNOWN AS ARC @ AUSTIN HILLS, JB), JALAN SAGU 36, TAMAN DAYA, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 60.39 SQUARE METRES (650.05 SQUARE FEET)
ASSIGNORS	: TAN WAI KIN & CHEONG LEI YOKE
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 300,000.00



LOT 011	REF: HLI/1019/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. # 08-17, MENARA A, RESIDENSI MASAI (ALSO KNOWN AS PARC REGENCY SERVICED APARTMENT), JALAN MASAI JAYA 2, 81750 MASAI, JOHOR.
FLOOR AREA	: 75.2 SQUARE METRES (810.0 SQUARE FEET)
ASSIGNORS	: MATTHEW CHIN LI PIN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

RESERVE PRICE : RM 310,000.00

HONG LEONG BANK BERHAD

HONG LEONG ISLAMIC BANK BERHAD

DEPOSIT:

All intending bidders are required to deposit with Vision Skybidz Auction Centre Sdn Bhd ("the Auctioneer") a sum equivalent to **10%** of the fixed reserve price ("the initial deposit") by way of bank draft or cashier's order crossed "A/C PAYEE ONLY" made payable to **LOT NO. 001 TO LOT NO. 010 FOR "HONG LEONG BANK BERHAD / ASSIGNOR'S NAME"** AND **LOT NO. 011 FOR "HONG LEONG ISLAMIC BANK BERHAD / ASSIGNOR'S NAME"** and or remit the same through online banking transfer to the bank account designated by the Auctioneer, **ONE (1) WORKING DAY BEFORE THE AUCTION DATE** and pay the difference between the initial deposit and the sum equivalent to **10%** of the successful bid price ("differential sum") either via bank draft or cashier's order crossed "A/C PAYEE ONLY" made payable to **LOT NO. 001 TO LOT NO. 010 FOR "HONG LEONG BANK BERHAD / ASSIGNOR'S NAME"** AND **LOT NO. 011 FOR "HONG LEONG ISLAMIC BANK BERHAD / ASSIGNOR'S NAME"** or remit the same through online banking transfer within **THREE (3) WORKING DAYS** after the fall of the hammer. The initial deposit and the differential sum shall be collectively known as "the deposit". Working Day means a day (excluding Saturdays, Sundays and Public Holidays) on which the Assignee is open for business in Johor Bahru. The balance of the purchase price is to be settled within ninety (90) days from the date of auction sale to **HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD**. Please refer to the Auctioneer's Online Terms and Conditions on the Auctioneer's Website on the manner of payment of the deposit.

For Further Particulars. Please Contact:
Vision Skybidz Auction Centre Sdn. Bhd.
Sua Chong Yew (Licensed Auctioneer)
 Unit No. 20-04, Level 20,
 Menara Landmark,
 No. 12, Jalan Ngee Heng,
 80000 Johor Bahru, Johor.
 Tel : 07 - 276 3383

For Loan Financing,
 Please Contact
 Mortgage Sales Team as
 below:
JERRICK ONG (TEL NO.: 011 - 7276 2243)
DANIEL NG (TEL NO.: 012 - 264 0446)

ADVOCATES & SOLICITORS

Messrs Faizal Siow Brockett & Cho
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Messrs Mimirahayu Haniff Heng & Partners
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Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners
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VISION SKYBIDZ AUCTION CENTRE SDN BHD