

PROCLAMATION OF SALE

ON TUESDAY, 05TH AUGUST 2025 AT 3.00 P.M


VENUE: AUCTION HALL OF VISION SKYBIDZ AUCTION CENTRE SDN BHD
NO. 30-3, BLOCK D, JALAN ATMOSPHERE 6, PUSAT PERNIAGAAN THE ATMOSPHERE,
43300 SERI KEMBANGAN, SELANGOR.
(REGISTRATION CLOSE AT 2.00 P.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 sale .
- (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: HLI/1034/25(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. C-6-12, BLOCK C, MIRAI RESIDENCES (RESIDESI MERIAH), PERSIARAN KAJANG 2, KAJANG 2, 43000 KAJANG, SELANGOR.
FLOOR AREA	: 51.19 SQUARE METRES (551 SQUARE FEET)
ASSIGNOR	: NORA BINTI ABDUL RAHIM
SOLICITOR	: MESSRS WAN CHIN & CO.

RESERVE PRICE : RM 165,500.00




LOT 002	REF: HL/1046/25(SL)
TYPE	: A CONDOMINIUM UNIT
ADDRESS	: UNIT NO. B-19-07 (DEVELOPER'S PARCEL NO. B-19-07 (TYPE A)), BLOCK B, USJ ONE AVENUE, PERSIARAN MEWAH, USJ 1, 47600 SUBANG JAYA, SELANGOR.
FLOOR AREA	: 1,346 SQUARE FEET
ASSIGNOR	: ROSNEZAM BINTI MOHD SAAT
SOLICITOR	: MESSRS YH TEH & QUEK

RESERVE PRICE : RM 282,200.00




LOT 003	REF: HLI/1052/25(SL)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. A-33-11, SENSORY RESIDENCE, JALAN SOUTHVILLE 1, SOUTHVILLE CITY, 43800 DENGKIL, SELANGOR.
FLOOR AREA	: 83 SQUARE METRES (893 SQUARE FEET)
ASSIGNOR	: ABDUL MALEK BIN KAMARUDDIN
SOLICITOR	: MESSRS WAN CHIN & CO.

RESERVE PRICE : RM 252,000.00




LOT 004	REF: HLI/1053/25(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: NO. B-13-09, SENSORY RESIDENCE, JALAN SOUTHVILLE 1, SOUTHVILLE CITY, 43800 DENGKIL, SELANGOR.
FLOOR AREA	: 83.00 SQUARE METRES (893 SQUARE FEET)
ASSIGNORS	: NUR DINA SYAFIAH BINTI ABD AZIZ & MOHAMAD ZAKI BIN SHAROM
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 261,000.00



LOT 005	REF: HL/1054/25(KL)
TYPE	: A 3+1 BEDROOM CONDOMINIUM UNIT
ADDRESS	: NO. B-17-03, TOWER B, 28 DUTAMAS CONDOMINIUM, JALAN DUTAMAS RAYA, 51200 KUALA LUMPUR.
FLOOR AREA	: 159.00 SQUARE METRES (1,711 SQUARE FEET)
ASSIGNOR	: JEROME CHOU CHIN MING
SOLICITOR	: MESSRS GREGORY, YUSRAN & ASSOCIATES

RESERVE PRICE : RM 720,900.00



LOT 006	REF: HLI/1055/25(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: NO. A-14-7 (DEVELOPER'S PARCEL NO. A-13A-7), BLOCK A, EMERALD 9 CHERAS, PERSIARAN AWANA, 43200 CHERAS, SELANGOR.
FLOOR AREA	: 79 SQUARE METRES (850 SQUARE FEET)
ASSIGNOR	: SITI JOANNI BINTI MATLAN
SOLICITOR	: MESSRS S.N. YAP & ASSOCIATES

RESERVE PRICE : RM 340,200.00

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 "HONG LEONG BANK BERHAD / ASSIGNOR'S NAME" OR "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 "HONG LEONG BANK BERHAD / ASSIGNOR'S NAME" OR "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 "ASSIGNOR'S NAME". 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. No. 30-3, Block D, Jalan Atmosphere 6,
Pusat Perniagaan The Atmosphere,
43300 Seri Kembangan, Selangor
Tel : 07 - 276 3383

ADVOCATES & SOLICITORS

MESSRS YH TEH & QUEK
Tel: 03-2698 8181

MESSRS WAN CHIN & CO
Tel: 03-5632 8845

MESSRS MIMIRAHAYU
HANIFF HENG & PARTNERS
Tel: 03-6203 0823

MESSRS GREGORY,
YUSRAN & ASSOCIATES
Tel: 03-6150 6777

MESSRS S.N. YAP & ASSOCIATES
Tel: 03-2697 2282

For Loan Financing,
Please Contact

JERRICK ONG (TEL NO.: 011 - 7276 2243)
DANIEL NG (TEL NO.: 012 - 264 0446)



VISION SKYBIDZ AUCTION CENTRE SDN BHD