

# PROCLAMATION OF SALE

## ON TUESDAY, 30TH DECEMBER 2025 AT 10.30 AM

VENUE: AUCTION HALL OF VISION SKYBIDZ AUCTION CENTRE SDN BHD  
UNIT NO. 20-04, LEVEL 20, MENARA LANDMARK, NO. 12, JALAN NGEE HENG,  
80888 IBRAHIM INTERNATIONAL BUSINESS DISTRICT, JOHOR DARUL TA'ZIM.  
(REGISTRATION CLOSE AT 9.30 A.M.)

PROSPECTIVE BIDDERS MAY ALSO SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE AT THE  
UNDERMENTIONED AUCTIONEER'S WEBSITE AT [www.vsauction.com.my](http://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](http://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: HL/1102/25(JB)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. D-7-13, BLOCK D, RESIDENSI ANJUNG HIJAUAN, JALAN MUTIARA 1/15, TAMAN MUTIARA MAS, 81300 SKUDAI, JOHOR.
FLOOR AREA	: 71.442 SQUARE METRES (769 SQUARE FEET)
ASSIGNOR	: HENG MOK HAI
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 288,000.00**



LOT 002	REF: HL/1097/25(JB)
TYPE	: A LOW-COST FLAT UNIT
ADDRESS	: UNIT NO. #02-08, BLOCK 7, JALAN DESA KEMPAS 2, TAMAN DESA KEMPAS, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 55.8 SQUARE METRES (601.0 SQUARE FEET)
ASSIGNORS	: NOR AZMI BIN MOHD HUSSAIN & AMIL BIN PA'AT
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
REMARK	: BUMIPUTERA LOT

**RESERVE PRICE : RM 105,300.00**



LOT 003	REF: HL/1064/24(JB)
TYPE	: A CONDOMINIUM UNIT
ADDRESS	: UNIT NO. #22-03, BLOCK A, KONDOMINIUM MUTIARA, JALAN LARKIN PERDANA 2, TAMAN LARKIN PERDANA, 80350 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 99.22 SQUARE METRES (1,068 SQUARE FEET)
ASSIGNOR	: ALAMSHAH BIN AMIR
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 360,000.00**



LOT 004	REF: HLI/1075/24(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #03-07, MENARA D1, PANGSAPURI PUNCAK KEMPAS (ALSO KNOWN AS D'SUMMIT RESIDENCES), JALAN KEMPAS UTAMA 2/6, TAMAN KEMPAS UTAMA, 81300 JOHOR BAHRU, JOHOR .
FLOOR AREA	: 116.0 SQUARE METRES (1,248.7 SQUARE FEET)
ASSIGNORS	: MOHAMED ALAMSHA BIN ABD RAHMAN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REMARK	: BUMIPUTERA LOT

**RESERVE PRICE : RM 360,000.00**

**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 **5%** 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 **5%** 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. 20-04, Level 20, Menara Landmark,  
80888 Ibrahim International Business District, 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  
Tel: 07-333 2322

Messrs Manjit Singh Sachdev,  
Mohammad Radzi & Partners  
Tel: 03 - 5631 0415



# VISION SKYBIDZ AUCTION CENTRE SDN BHD

# PROCLAMATION OF SALE

## ON TUESDAY, 30TH DECEMBER 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](http://www.vsauction.com.my) ("AUCTIONEER'S WEBSITE")  
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(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: HL/1070/25(SL)
TYPE :	AN APARTMENT UNIT
ADDRESS :	UNIT NO. H-4-06, RUMAH PANGSA SRI SAUJANA, JALAN SP 4/2, BANDAR SAUJANA PUTRA, 42610 JENJAM, SELANGOR.
FLOOR AREA :	69 SQUARE METRES (743 SQUARE FEET)
ASSIGNOR :	SUHAILIN BIN SALLEH
SOLICITOR :	MESSRS. S.N. YAP & ASSOCIATES
REMARK :	BUMIPUTERA LOT

**RESERVE PRICE : RM 76,700.00**




LOT 002	REF: HLI/1100/25(SL)
TYPE :	AN OFFICE LOT
ADDRESS :	UNIT NO. A-10-06, 10TH FLOOR, BLOCK A, PEJABAT RADIA, NO. 3, PERSIARAN ARKED, BUKIT JELUTONG, SEKSYEN U8, 40150 SHAH ALAM, SELANGOR.
FLOOR AREA :	94.9 SQUARE METRES (1,021 SQUARE FEET)
ASSIGNOR :	YAP AH CHEE
SOLICITOR :	MESSRS WAN CHIN & CO

**RESERVE PRICE : RM 289,500.00**




LOT 003	REF: HL/1101/25(SL)
TYPE :	A SERVICE APARTMENT UNIT
ADDRESS :	NO. C-11-01 (DEVELOPER'S PARCEL NO. C-11-01), EDUCENTRAL @ SETIA ALAM - PHASE 3, NO. 1, JALAN SETIA MURNI U13/51, SETIA ALAM SEKSYEN U13, 40170 SHAH ALAM, SELANGOR.
FLOOR AREA :	502 SQUARE FEET
ASSIGNORS :	ABDUL KADIR BIN ISMAIL
SOLICITOR :	MESSRS WAN CHIN & CO
REMARK :	BUMIPUTERA LOT

**RESERVE PRICE : RM 182,300.00**




LOT 004	REF: HLI/1102/25(SL)
TYPE :	A SERVICE APARTMENT UNIT
ADDRESS :	UNIT NO. A-14-32, RESIDENSI EMAS, JALAN ZAMRUD 2, SUNGAI TANGKAS, 43000 KAJANG, SELANGOR.
FLOOR AREA :	84 SQUARE METRES (904 SQUARE FEET)
ASSIGNORS :	MUHAMMAD BUKHARI BIN SHAMSUDIN & FARAHANNIZA RINTI. ICHARI
SOLICITOR :	MESSRS AZHAR & WONG

**RESERVE PRICE : RM 255,200.00**




LOT 005	REF: HL/1103/25(KL)
TYPE :	A SERVICE APARTMENT
ADDRESS :	NO. B-12-07, RESIDENSI ALAM VISTA AMAN, NO. 1, JALAN BENTENG UTARA, KIJARA BAYU, KEPONG, 52000 KUALA LUMPUR.
FLOOR AREA :	75.5 SQUARE METRES (813 SQUARE FEET)
ASSIGNOR :	CHUA SER YEE
SOLICITOR :	MESSRS AMIN TAN & CO

**RESERVE PRICE : RM 405,000.00**




LOT 006	REF: HLI/1104/25(SL)
TYPE :	AN END UNIT DOUBLE-STOREY LINKED HOUSE WITHIN A GATED AND GUARDED SCHEME
ADDRESS :	NO. 45, JALAN CV 1/2C, CASA VIEW, CYBERSOUTH, 43800 DENGKIL, SELANGOR.
LAND AREA :	162.58 SQUARE METRES (1,750 SQUARE FEET)
ASSIGNOR :	HASMINAR BINTI RABBI
SOLICITOR :	MESSRS WAN CHIN & CO
REMARK :	BUMIPUTERA LOT

**RESERVE PRICE : RM 524,900.00**



LOT 007	REF: HL/1105/25(SL)
TYPE :	A 3+1 BEDROOM CONDOMINIUM UNIT
ADDRESS :	NO. C-7-15, BLOCK C, MAHKOTA GARDEN CONDOMINIUM, JALAN MAHKOTA GARDEN, BANDAR MAHKOTA CHERAS, 43200 CHERAS, SELANGOR.
FLOOR AREA :	129 SQUARE METRES (1,389 SQUARE FEET)
ASSIGNOR :	CHOONG YOKE KUAN
SOLICITOR :	MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 320,800.00**



LOT 008	REF: HLI/1106/25(SL)
TYPE :	AN APARTMENT UNIT
ADDRESS :	NO. A-10-03, SERI WARISAN @ SELANGORKU, JALAN WB 7/1, TAMAN WARISAN BESTARI, 43800 DENGKIL, SELANGOR.
FLOOR AREA :	83 SQUARE METRES (893 SQUARE FEET)
ASSIGNORS :	AMIN HAZWAN BIN ABDUL RAHIM
SOLICITOR :	MESSRS AZHAR & WONG

**RESERVE PRICE : RM 129,600.00**

**HONG LEONG BANK BERHAD**

**HONG LEONG ISLAMIC BANK BERHAD**

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### For Further Particulars, Please Contact:

Vision Skybidz Auction Centre Sdn. Bhd.

Sua Chong Yew (Licensed Auctioneer)

Syed Nurul Ahmad bin Syed Aris (Licensed Auctioneer)

Unit No. 20-04, Level 20, Menara Landmark,

80888 Ibrahim International Business District, Johor.

Tel : 07 - 276 3383

### ADVOCATES & SOLICITORS

Messrs Amin Tan & Co  
Tel: 03-2247 1268

Messrs Azhar & Wong  
Tel: 03 - 2602 3898

Messrs Wan Chin & Co.  
Tel: 03 - 5632 8845

Messrs S.N. Yap & Associates  
Tel: 03 - 2697 2282

Messrs Manjit Singh Sachdev,  
Mohammad Radzi & Partners  
Tel: 03 - 5631 0415

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**