

# PROCLAMATION OF SALE

## ON THURSDAY, 18TH 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: HLI/1098/25(JB)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. A2-03A-06, BLOK A2, PANGSAPURI SIERRA MERIDIAN, JALAN SIERRA PERDANA 6/3, TAMAN SIERRA PERDANA, 81750 MASAI, JOHOR.
FLOOR AREA	: 111.48 SQUARE METRES (1,200 SQUARE FEET)
ASSIGNORS	: SIVASUBAGESON A/L PON RAMA KRISHNAN & THERESA AGNES A/P ANTHONYMUTHU
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

**RESERVE PRICE : RM 360,000.00**



LOT 002	REF: HL/1101/25(JB)
TYPE	: A LOW-COST FLAT UNIT
ADDRESS	: UNIT NO. #01-02, BLOCK 4, JALAN DESA KEMPAS 2, TAMAN DESA KEMPAS, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 55.85 SQUARE METRES (601 SQUARE FEET)
ASSIGNORS	: CHONG CHING LENG
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

**RESERVE PRICE : RM 126,000.00**



LOT 003	REF: HL/1104/25(JB)
TYPE	: A DOUBLE STOREY MEDIUM LOW COST MID TERRACED HOUSE
ADDRESS	: NO. 115, JALAN BESTARI 28/3, TAMAN BESTARI INDAH, 81800 ULU TIRAM, JOHOR.
LAND AREA	: 72 SQUARE METRES (775 SQUARE FEET)
ASSIGNOR	: YUSRI BIN ABU BAKAR
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

**RESERVE PRICE : RM 320,000.00**



LOT 004	REF: HL/1105/25(JB)
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. 01-03, BLOCK G, LARKIN RESIDENCE 2, JALAN DATO JAAFAR, 80350 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 115.0 SQUARE METRES (1,237.9 SQUARE FEET)
ASSIGNORS	: NURQISTINA BINTI SHAMSUDIN & AZUEIN BINTI HUSSIN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REMARK	: BUMIPUTERA LOT

**RESERVE PRICE : RM 400,000.00**



LOT 005	REF: HL/1106/25(JB)
TYPE	: A STRATIFIED DOUBLE STOREY MID TERRACE HOUSE
ADDRESS	: NO. 9, JALAN LAMPUK, TAMAN LAMPUK SEKTOR 4, BATANG KAYU, JOHOR.
LAND AREA	: 130.10 SQUARE METRES (1,400.38 SQUARE FEET)
ASSIGNOR	: MURUGAN CHANDRAN MASAMY
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

**RESERVE PRICE : RM 600,000.00**



LOT 006	REF: HL/1107/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #25-05, BLOCK B, PANGSAPURI PUTRA MEWAH, JALAN SEGENTING, TAMAN BUKIT MEWAH, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 77.02 SQUARE METRES (829 SQUARE FEET)
ASSIGNOR	: TAN BOON SEONG
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 440,000.00**

**CALLLED OFF**



LOT 007	REF: HL/1108/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 20-13, MENARA C, RESIDENSI KSL KANGKAR TEBRAU (KSL RESIDENCES 2 @ KANGKAR TEBRAU), JALAN KESUM, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 82 SQUARE METRES (882.7 SQUARE FEET)
ASSIGNOR	: LING SIU CHEE
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

**RESERVE PRICE : RM 340,000.00**



LOT 008	REF: HL/1109/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. B-07-05, BLOCK B, PANGSAPURI DEDAUN HIJAU, JALAN SKUDAI LAMA, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 44.22 SQUARE METRES (476 SQUARE FEET)
ASSIGNOR	: CHONG LEE HWA (F)
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 220,000.00**



LOT 009	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 400,000.00**



LOT 010	REF: HL/1057/24(JB)
TYPE	: A THREE BEDROOM CONDOMINIUM UNIT
ADDRESS	: UNIT NO. #31-06, BLOCK B, KONDOMINIUM MUTIARA, JALAN LARKIN PERDANA 2, TAMAN LARKIN PERDANA, 80350 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 99.22 SQUARE METRES (1,068 SQUARE FEET)
ASSIGNORS	: KALAICHELVEN A/L RAJA GOPAL & PAEMALAH A/P RAJAN
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

**RESERVE PRICE : RM 430,000.00**



LOT 011	REF: HLI/1050/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #A-23-06, RESIDENSI BORA, JALAN DANGA 1/1, DANGA BAY, 80200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 102.5 SQUARE METRES (1,103.30 SQUARE FEET)
ASSIGNOR	: WAN ABDUL RAHMAN BIN A RAZAK
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

**RESERVE PRICE : RM 520,000.00**



LOT 012	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 400,000.00**



LOT 013	REF: HL/1041/19(JB)
TYPE	: A DOUBLE STOREY LOW MEDIUM COST MID TERRACED HOUSE
ADDRESS	: NO. 21, JALAN SENTOSA 17, TAMAN NUSA DAMAI, 81700 PASIR GUDANG, JOHOR.
LAND AREA	: 65 SQUARE METRES (699.65 SQUARE FEET)
ASSIGNORS	: SAIPULNIZAM BIN MAULUD & HAMIMAH BINTI LATIB
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

**RESERVE PRICE : RM 280,000.00**

## 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.



**HONG LEONG BANK BERHAD**



**HONG LEONG ISLAMIC BANK BERHAD**

**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 Manjit Singh Sachdev,**  
**Mohammad Radzi & Partners**  
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**Messrs Mimirahayu**  
**Haniff Heng & Partners**  
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**Tel: 07-333 2322**



**VISION SKYBIDZ AUCTION CENTRE SDN BHD**