

# PROCLAMATION OF SALE

## ON THURSDAY, 18TH DECEMBER 2025 AT 3.00 PM

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")  
(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

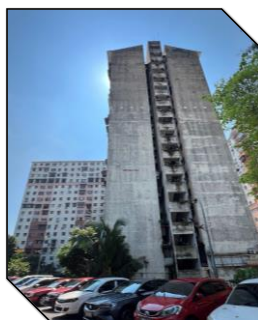
(v) make the necessary enquiries with the Developer and/or Proprietor and/or State Authorities and/or relevant bodies on the necessary confirmations / terms of consent to the sale herein prior to the auction sale.

(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/1012/25(KL)
TYPE	: A CONDOMINIUM UNIT
ADDRESS	: UNIT NO. J-11-08, 11TH FLOOR, BLOCK J, KETUMBAR HILL CONDOMINIUM, JALAN KETUMBAR, TAMAN CHERAS UTAMA, 56100 KUALA LUMPUR.
FLOOR AREA	: 98.48 SQUARE METRES (1,060 SQUARE FEET)
ASSIGNORS	: THAM YOON SIAN & YAP LEE PING (F)
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 307,800.00**



LOT 002	REF: HL/1091/25(SL)
TYPE	: A LOW COST APARTMENT UNIT
ADDRESS	: UNIT NO. A-15-01, MESRA RIA, JALAN IKAN EMAS, TAMAN PANDAN MESRA, 68000 AMPANG, SELANGOR.
FLOOR AREA	: 60.39 SQUARE METRES (650 SQUARE FEET)
ASSIGNOR	: SABARIAH BINTI OTHMAN
SOLICITOR	: MESSRS YH TEH & QUEK

**RESERVE PRICE : RM 91,900.00**



LOT 003	REF: HLI/1092/25(SL)
TYPE	: A UNIT OF SOHO
ADDRESS	: NO. B-12-38 KIP CORE SENTRAL, PERSIARAN WARISAN KOTA WARISAN, KIP SENTRAL, SEPANG 43900, SELANGOR.
FLOOR AREA	: 40.9 SQUARE METRES
ASSIGNOR	: MUHAMAD AIZAT BIN BAHARUDDIN
SOLICITOR	: MESSRS AZHAR & WONG

**RESERVE PRICE : RM 162,000.00**



LOT 004	REF: HL/1093/25(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: NO. B-20-05 (DEVELOPER'S PARCEL NO. B-20-05), SKYLAKE RESIDENCE, JALAN PUTRA PERDANA 5A, TAMAN PUTRA PERDANA, 47130 PUCHONG, SELANGOR.
FLOOR AREA	: 82 SQUARE METRES (883 SQUARE FEET)
ASSIGNORS	: THAMIL VAANI A/P PALANIANDY & PALANIANDY A/L PERIASAMY
SOLICITOR	: MESSRS AZHAR & WONG

**RESERVE PRICE : RM 243,000.00**



LOT 005	REF: HL/1094/25(SL)
TYPE	: A LOW MEDIUM COST APARTMENT UNIT
ADDRESS	: UNIT NO. AZ3-2-16, PANGSAPURI AZALEA COURT, PERSIARAN LEMBAH HIJAU 4, BANDAR TASIK PUTERI, 48020 RAWANG, SELANGOR.
FLOOR AREA	: 67.63 SQUARE METRES (728 SQUARE FEET)
ASSIGNOR	: JALALUDIN BIN MD SAID
SOLICITOR	: MESSRS S.N. YAP & ASSOCIATES
REMARK	: BUMIPUTERA LOT

**RESERVE PRICE : RM 72,900.00**



**HONG LEONG BANK BERHAD**



**HONG LEONG ISLAMIC BANK BERHAD**



LOT 006	REF: HLI/1095/25(SL)
TYPE	: A UNIT OF APARTMENT
ADDRESS	: NO. A-03-03, PANGSAPURI IDAMAN MELUR, JALAN CYBERSOUTH 10, CYBERSOUTH, 43800 DENGKIL, SELANGOR.
FLOOR AREA	: 94.94 SQUARE METRES (1,022 SQUARE FEET)
ASSIGNOR	: MOHAMED SHAHARUDDIN BIN BADORISAM
SOLICITOR	: MESSRS AZHAR & WONG
REMARK	: BUMIPUTERA LOT

**RESERVE PRICE : RM 177,300.00**



LOT 007	REF: HLI/1096/25(SL)
TYPE	: A STRATIFIED DOUBLE (2) STOREY BUNGALOW
ADDRESS	: NO. 18 (DEVELOPER'S PARCEL NO. G60719), JALAN ECO GRANDEUR 6/3E, ECO GRANDEUR, 42300 BANDAR PUNCAK ALAM, SELANGOR.
LAND AREA	: 520.00 SQUARE METRES (5,597 SQUARE FEET)
ASSIGNOR	: JESSE LEE YIN LAY
SOLICITOR	: MESSRS AZHAR & WONG

**RESERVE PRICE : RM 1,530,900.00**



LOT 008	REF: HL/1097/25(KL)
TYPE	: AN INTERMEDIATE 2+1 BEDROOM SERVICED APARTMENT UNIT
ADDRESS	: NO. B-38-01, RESIDENSI ALAM VISTA AMAN (RESIDENSI AVA), NO. 1, JALAN BENTENG UTARA, KIARA BAYU, KEPONG, 52000 KUALA LUMPUR.
FLOOR AREA	: 75.5 SQUARE METRES (813 SQUARE FEET)
ASSIGNOR	: CHAY KOK CHIENG
SOLICITOR	: MESSRS JEFF LEONG, POON & WONG

**RESERVE PRICE : RM 364,500.00**



LOT 009	REF: HL/1098/25(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. A-11-10, (DEVELOPER'S PARCEL NO. A-11-10), RESIDENSI LUX (META RESIDENCE), PUSAT PERNIAGAAN METACITY, JALAN ATMOSPHERE UTAMA 2, BANDAR PUTRA PERMAI, 43300 SERI KEMBANGAN, SELANGOR.
FLOOR AREA	: 80 SQUARE METRES (860 SQUARE FEET)
ASSIGNOR	: DARREN DANNY SIM HOCK LAI
SOLICITOR	: MESSRS WAN CHIN & CO

**RESERVE PRICE : RM 335,400.00**



LOT 010	REF: HL/1099/25(SL)
TYPE	: A SHOP UNIT
ADDRESS	: UNIT NO. I-05-G, BLOK I, SETIAWALK, PERSIARAN WAWASAN, PUSAT BANDAR PUCHONG, 47160 PUCHONG, SELANGOR.
FLOOR AREA	: 134.80 SQUARE METRES (1,451 SQUARE FEET)
ASSIGNOR	: PRIDE ACCESS SDN BHD
SOLICITOR	: MESSRS AZHAR & WONG

**RESERVE PRICE : RM 874,800.00**

#### ADVOCATES & SOLICITORS

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

Messrs YH Teh & Quek  
Tel: 03 - 2698 8181

Messrs Azhar & Wong  
Tel: 03 - 2602 3898

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

Messrs Jeff Leong, Poon & Wong  
Tel: 03 - 2203 3317

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

**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)  
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

For Loan Financing,  
Please Contact  
Mortgage Sales Team as below:

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



**VISION SKYBIDZ AUCTION CENTRE SDN BHD**