

PROCLAMATION OF SALE

ON FRIDAY, 11TH JULY 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 NGEEN HENG,
80888 IBRAHIM INTERNATIONAL BUSINESS DISTRICT, 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 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/1043/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. C-13-09, KL TRADERS SQUARE, NO. 99, JALAN GOMBAK, SETAPAK, 53000 KUALA LUMPUR.
FLOOR AREA	: 98.36 SQUARE METRES (1,059 SQUARE FEET)
ASSIGNORS	: LOW LAI HUP
SOLICITOR	: MESSRS AMIN-TAN & CO
RESERVE PRICE : RM 386,400.00	

LOT 003	REF: HL/1035/25
TYPE	: A CONDOMINIUM UNIT
ADDRESS	: UNIT NO. T1-12-07, TOWER 1, LAKEFRONT RESIDENCE, PERSIARAN SEMARAK APL, CYBER 11, 63000 CYBERJAYA, SELANGOR.
FLOOR AREA	: 129.14 SQUARE METRES (1,390 SQUARE FEET)
ASSIGNOR	: WONG HWA LIN
SOLICITOR	: M/S WAN CHIN & CO.
RESERVE PRICE : RM 340,200.00	

LOT 005	HL/1045/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. C-10-18, BLOCK C, PANGSAPURI SERVIS SPRING VILLA, JALAN UP 1/1D, 68000 AMPANG, SELANGOR.
FLOOR AREA	: 68 SQUARE METRES (728 SQUARE FEET)
ASSIGNOR	: MAZNAH BINTI ZAINOL
SOLICITOR	: MESSRS MANJIT SINGH SACDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 178,200.00	

LOT 007	HLI/1047/25
TYPE	: A 3-BEDROOM CONDOMINIUM UNIT
ADDRESS	: UNIT NO. C-17-22, BLOCK C, RESIDENSI SEMARAK PLATINUM (PLATINUM SPLENDOR RESIDENSI SEMARAK), NO 4, JALAN LESTARI, KAMPUNG PADANG TENBAK, 54000 KUALA LUMPUR. WILAYAH PERSEKUTUAN KUALA LUMPUR.
FLOOR AREA	: 99 SQUARE METRES (1,066 SQUARE FEET)
ASSIGNOR	: FAIZUL RIZAL BIN ABD AZIZ & FATIN DELAILA BINTI MOHD ZAFRIN
SOLICITOR	: MESSRS CH YEAP MALUDA CHEH
RESERVE PRICE : RM 405,000.00	

LOT 009	REF: HLI/1049/25
TYPE	: A CONDOMINIUM UNIT
ADDRESS	: UNIT NO. B-13A-13, RESIDENSI M ARISA, NO. 6, JALAN SENTUL PELANGI, 51000 KUALA LUMPUR.
FLOOR AREA	: 97 SQUARE METRES (1,044 SQUARE FEET)
ASSIGNOR	: MUHAMMAD YAZED BIN MEZELAN & NURHANISAH BINTI ABDUL HALIM
SOLICITOR	: MESSRS CH YEAP MALUDA CHEH
RESERVE PRICE : RM 396,900.00	

LOT 002	REF: HL/1044/25
TYPE	: AN INTERMEDIATE 2+1 BEDROOM SERVICED APARTMENT UNIT
ADDRESS	: NO. F-7-12A, TOWER F, MUTIARA VILLE, PERSIARAN SEPANG, CYBER 11, 63000 CYBERJAYA, SELANGOR.
FLOOR AREA	: 90.58 SQUARE METRES (975 SQUARE FEET)
ASSIGNOR	: VIMALRAJ A/L RAVENDRAN
SOLICITOR	: MESSRS SHUI-TAI
RESERVE PRICE : RM 233,300.00	

LOT 004	HL/1036/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 18-10, RESIDENSI 28, JALAN KASIPILLAY, OFF JALAN IPOH, 51200 KUALA LUMPUR.
FLOOR AREA	: 65.31 SQUARE METRES (703 SQUARE FEET)
ASSIGNOR	: WONG TECK HENG
SOLICITOR	: MESSRS JEFF LEONG, POON & WONG
RESERVE PRICE : RM 306,200.00	

LOT 006	HL/1046/25
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 348,300.00	

LOT 008	HLI/1048/25
TYPE	: A CONDOMINIUM UNIT
ADDRESS	: UNIT NO. B-12-11, RESIDENSI M ARISA, NO. 6, JALAN SENTUL PELANGI, 51000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR.
FLOOR AREA	: 84 SQUARE METRES (904 SQUARE FEET)
ASSIGNOR	: MUHAMMAD SHUKRI BIN KAMARUDIN
SOLICITOR	: MESSRS ZAILAN & CO
RESERVE PRICE : RM 372,600.00	

LOT 010	REF: HLI/1051/25
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. B-09-08, RESIDENSI ADELIA 3, PERSIARAN BANGI AVENUE 2, TAMAN BANGI AVENUE, 43000 KAJANG, SELANGOR.
FLOOR AREA	: 97.08 SQUARE METRES (1,045 SQUARE FEET)
ASSIGNOR	: MOHAMAD FHATIEHA BIN ABDUL RAZAK
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
RESERVE PRICE : RM 259,200.00	

HONG LEONG 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 "AC 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 "AC 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,
No. 12, Jalan Ngee Heng,
80888 Ibrahim International Business District, Johor.
Tel : 07 - 276 3383

HONG LEONG ISLAMIC BANK BERHAD

ADVOCATES & SOLICITOR

MESSRS AMIN-TAN & CO Tel: 03-2247 1268	MESSRS SHUI-TAI Tel: 03-7729 8906	MESSRS WAN CHIN & CO Tel: 03-5632 8845
MESSRS JEFF LEONG, POON & WONG Tel: 03-2203 3317 / 03-2203 3388	MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS Tel: 03 - 5631 0415	MESSRS YH TEH & QUEK Tel: 03-2698 8181
MESSRS CH YEAP MALUDA CHEH Tel: 03-4041 0405	MESSRS ZAILAN & CO Tel: 03-2164 9909	MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS Tel: 03-4203 0823

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

JERRICK ONG (TEL NO.: 011 - 7274 2243)
DANIEL NG (TEL NO.: 012 - 264 0446)



VISION SKYBIDZ AUCTION CENTRE SDN BHD