

# PROCLAMATION OF SALE

ON THURSDAY, 24TH 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](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/1033/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #25-11, MENARA B, LARKIN MUTIARA, JALAN LARKIN PERDANA 2, LARKIN PERDANA, 80350 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 70 SQUARE METRES (753.47 SQUARE FEET)
ASSIGNORS	: SHOK SHU WOON & AH GIN @ CHAI SIEW KOON & SHOK LIAN HWA
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 350,000.00	



LOT 002	REF: HL/1061/25
TYPE	: A RENOVATED INTERMEDIATE DOUBLE STOREY TERRACE HOUSE
ADDRESS	: NO. 7, JALAN HARMONI 2, TAMAN NUSA DAMAI, 81700 PASIR GUDANG, JOHOR.
LAND AREA	: 190.0 SQUARE METRES (2,045.10 SQUARE FEET)
ASSIGNOR	: SATHIS KAMALAN A/L ARUMUGAM & MUTHUJAYAN A/L ARUMUGAM
SOLICITOR	: MESSRS FAIZAL SIOU BROCKETT & CHO
RESERVE PRICE : RM 490,000.00	



LOT 003	REF: HL/1062/25
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. 30-14, MENARA C, RESIDENSI KSL KANGKAR TEBRAU (KSL RESIDENCES 2 @ KANGKAR TEBRAU), JALAN KESUM, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 82.0 SQUARE METRES (882.7 SQUARE FEET)
ASSIGNOR	: LIOW CHOW CHING
SOLICITOR	: MESSRS FAIZAL SIOU BROCKETT & CHO
RESERVE PRICE : RM 340,000.00	



LOT 004	REF: HL/1063/25
TYPE	: A LOW MEDIUM COST FLAT
ADDRESS	: UNIT NO. #02-01, BLOCK 3, RUMAH PANGSA MR, JALAN BAYAN 61, TAMAN MEGAH RIA, 81750 MASAI, JOHOR.
FLOOR AREA	: 71.0 SQUARE METRES (764.3 SQUARE FEET)
ASSIGNOR	: ANTHONY A/L ARUAKIASAMY
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
RESERVE PRICE : RM 130,000.00	

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 "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. 20-04, Level 20, Menara Landmark,  
No. 12, Jalan Ngee Heng,  
80888 Ibrahim International Business District, Johor.  
Tel : 07 - 276 3383

## ADVOCATES & SOLICITOR

MESSRS MANJIT SINGH SACHDEV,  
MOHAMMAD RADZI & PARTNERS  
Tel: 03 - 5631 0415

MESSRS FAIZAL SIOU BROCKETT & CHO  
Tel: 07-333 2322

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

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