

PROCLAMATION OF SALE

ON TUESDAY, 28TH JULY 2026 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 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 ("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: 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	: 65.0 SQUARE METRES (699.65 SQUARE FEET)
ASSIGNOR(S)	: SAIPULNIZAM BIN MAULUD & HAMIMAH BINTI LATIB
SOLICITOR	: MESSRS FAIZAL SIOH BROCKETT & CHO

RESERVE PRICE : RM 280,000.00



LOT 002	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(S)	: YUSRI BIN ABU BAKAR
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 320,000.00



LOT 003	REF: HL/1032/26(JB)
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. 44-01-01, JALAN PULAI 45, TAMAN PULAI UTAMA, 81110 KANGKAR PULAI, JOHOR.
FLOOR AREA	: 70.60 SQUARE METRES (760 SQUARE FEET)
ASSIGNOR(S)	: WONG THIN WOO & LIM SIEW MAY (F)
SOLICITOR	: MESSRS FAIZAL SIOH BROCKETT & CHO

RESERVE PRICE : RM 160,000.00



LOT 004	REF: HL/1045/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #07-04, BLOCK A, RESIDENSI KSL, JALAN DELIMA 3/2, TAMAN DELIMA 1, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 101.89 SQUARE METRES (1,097 SQUARE FEET)
ASSIGNOR(S)	: YEE MEI CHYI
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

RESERVE PRICE : RM 395,000.00



LOT 005	REF: HL/1033/26(JB)
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. 06-10, BLOK B, PANGSAPURI CENDERA 1, JALAN PULAI MUTIARA UTAMA 4, TAMAN PULAI MUTIARA 2, 81300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 95 SQUARE METRES (1,022.57 SQUARE FEET)
ASSIGNOR(S)	: LOO CHONG WAI
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

RESERVE PRICE : RM 245,000.00

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"** 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 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

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 &
SOLICITOR

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

MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
Tel: 03-62030823 / 03-62040823

MESSRS FAIZAL SIOH BROCKETT & CHO
Tel: 07-333 2322 / 07-332 4322

For Further Particulars, Please Contact:

Vision Skybidz Auction Centre Sdn. Bhd.
Unit No. 20-04, Level 20, Menara Landmark,
80888 Ibrahim International Business District, Johor Darul Ta'zim.
Tel : 07 - 276 3383
Website : www.vsauction.com.my

SUA CHONG YEW
MOHAMAD SHAFIQ BIN MOHAMAD HAIR
LICENSED AUCTIONEER



VISION SKYBIDZ AUCTION CENTRE SDN BHD