

PROCLAMATION OF SALE

ON FRIDAY, 17TH JULY 2026 AT 3.00 P.M

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 ("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/1071/25(SL)
TYPE	: A STRATIFIED DOUBLE (2) STOREY CLUSTER HOUSE
ADDRESS	: NO. 217, JALAN ECO FOREST 3/1G, ECO FOREST, 43500 SEMENYIH, SELANGOR DARUL EHSAN.
LAND AREA	: 125.42 SQUARE METRES (1,350 SQUARE FEET)
ASSIGNOR(S)	: YONG YUEN FHOONG & LIM CHENG YEE
SOLICITOR	: MESSRS THOMAS ONG LEONG & ASSOCIATES

RESERVE PRICE : RM 364,500.00



LOT 002	REF: HLI/1008/26(SL)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. E-01-07, BSP 21, PERSIARAN SAUJANA PUTRA UTAMA, BANDAR SAUJANA PUTRA, 42610 JENJAROM, SELANGOR.
FLOOR AREA	: 102 SQUARE METRES (1,102 SQUARE FEET)
ASSIGNOR(S)	: SATHIASEELAN A/L PONNAYAH & KAMALADEVI A/P MUNUSAMY
SOLICITOR	: MESSRS AZHAR & WONG

RESERVE PRICE : RM 224,500.00



LOT 003	REF: HL/1009/26(SL)
TYPE	: A 3-BEDROOM CONDOMINIUM UNIT
ADDRESS	: NO. A-8-7, BLOCK A, GARDEN PARK CONDOMINIUM, JALAN SL 12, BANDAR SUNGAI LONG, 43000 KAJANG, SELANGOR.
FLOOR AREA	: 82.00 SQUARE METRES (883 SQUARE FEET)
ASSIGNOR(S)	: TAN MING TECK & NEW SOOK YEE
SOLICITOR	: MESSRS S.N. YAP & ASSOCIATES

RESERVE PRICE : RM 210,600.00



LOT 004	REF: HL/1010/26(SL)
TYPE	: A UNIT OF CONDOMINIUM
ADDRESS	: UNIT NO. A2-6-8, BLOCK A2, GREEN ACRE PARK KONDO, BANDAR SUNGAI LONG, 43000 KAJANG, SELANGOR.
FLOOR AREA	: 94.00 SQUARE METRES (1,012 SQUARE FEET)
ASSIGNOR(S)	: TAN KONG HOONG
SOLICITOR	: MESSRS S.N. YAP & ASSOCIATES

RESERVE PRICE : RM 210,000.00



LOT 005	REF: HL/1011/26(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. B-13A-3A, MENARA SIMFONI, JALAN SIMFONI 2, BALAKONG, 43300 SERI KEMBANGAN, SELANGOR.
FLOOR AREA	: 103.49 SQUARE METRES (1,114 SQUARE FEET)
ASSIGNOR(S)	: TAN HOW KEAT & YEW EE LYNN
SOLICITOR	: MESSRS THOMAS ONG LEONG & ASSOCIATES

RESERVE PRICE : RM 308,500.00



LOT 006	REF: HL/1012/26(SL)
TYPE	: A LOW COST APARTMENT UNIT
ADDRESS	: UNIT B4-11, BLOK B, SERI PULAI, TAMAN BALAKONG JAYA, KAJANG (R/P) 43000 KAJANG, SELANGOR.
FLOOR AREA	: 60.98 SQUARE METRES (656 SQUARE FEET)
ASSIGNOR(S)	: MUHAMAD AZRIN BIN MOKHTAR & NORAZREN BINTI MAT ROHANI
SOLICITOR	: MESSRS THOMAS ONG LEONG & ASSOCIATES
REMARK	: BUMIPUTERA LOT

RESERVE PRICE : RM 65,700.00



LOT 007	REF: HL/1013/26(SL)
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. B-18-17, PANGSAPURI IDAMAN MELUR, JALAN CYBERSOUTH 10, CYBERSOUTH, 43800 DENGKIL, SELANGOR.
FLOOR AREA	: 94.94 SQUARE METRES (1,022 SQUARE FEET)
ASSIGNOR(S)	: NAZMAN RAMADAN BIN NAZLY
SOLICITOR	: MESSRS S.N. YAP & ASSOCIATES
REMARK	: BUMIPUTERA LOT

RESERVE PRICE : RM 196,900.00



LOT 008	REF: HL/1014/26(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. F-13A-03A (DEVELOPER'S PARCEL NO. F-13A-03A), BLOK F, PANGSAPURI PERKHIDMATAN POTPURI, NO. 2, JALAN PJU 1A/4, 47301 PETALING JAYA, SELANGOR.
FLOOR AREA	: 87.70 SQUARE METRES (944 SQUARE FEET)
ASSIGNOR(S)	: TEE WEI LUN
SOLICITOR	: MESSRS AZHAR & WONG

RESERVE PRICE : RM 590,500.00



LOT 009	REF: HL/1015/26(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: NO. C-29-02 (DEVELOPER'S PARCEL NO. C-29-02), PANGSAPURI TRIO, JALAN LANGAT/KS06, BANDAR BUKIT TINGGI, 41200 KLANG, SELANGOR.
FLOOR AREA	: 116 SQUARE METRES (1,249 SQUARE FEET)
ASSIGNOR(S)	: LAU ENG HAN
SOLICITOR	: MESSRS THOMAS ONG LEONG & ASSOCIATES

RESERVE PRICE : RM 459,300.00



LOT 010	REF: HL/1016/26(SL)
TYPE	: A UNIT OF APARTMENT
ADDRESS	: UNIT NO. C-13-7 (DEVELOPER'S PARCEL NO. C-13-7), RESIDENSI SELANGORKU BEGONIA, JALAN ECO MAJESTIC 3A/5, ECO MAJESTIC, 43500 SEMENYIH, SELANGOR.
FLOOR AREA	: 97.08 SQUARE METRES (1,045 SQUARE FEET)
ASSIGNOR(S)	: YAP TONG NYEN
SOLICITOR	: MESSRS SHUI-TAI

RESERVE PRICE : RM 204,200.00



LOT 011	REF: HL/1017/26(SL)
TYPE	: A UNIT OF APARTMENT
ADDRESS	: UNIT NO. C-29-9, RESIDENSI SELANGORKU BEGONIA, JALAN ECO MAJESTIC 3A/5, ECO MAJESTIC, 43500 SEMENYIH, SELANGOR.
FLOOR AREA	: 97.08 SQUARE METRES (1,045 SQUARE FEET)
ASSIGNOR(S)	: CHEAH KAH LING
SOLICITOR	: MESSRS SHUI-TAI

RESERVE PRICE : RM 210,600.00



LOT 012	REF: HLI/1018/26(SL)
TYPE	: A UNIT OF APARTMENT
ADDRESS	: NO. B-19-1, BLOCK B, RESIDENSI SELANGORKU BEGONIA, JALAN ECO MAJESTIC 3A/5, ECO MAJESTIC, 43500 SEMENYIH, SELANGOR.
FLOOR AREA	: 97.08 SQUARE METRES (1,045 SQUARE FEET)
ASSIGNOR(S)	: THUYAVAN A/L D MUNUSAMY & GAYATHRI A/P D MUNUSAMY @ ELANGOVAN
SOLICITOR	: MESSRS AZHAR & WONG

RESERVE PRICE : RM 204,200.00



LOT 013	REF: HL/1019/26(KL)
TYPE	: A SOHO UNIT
ADDRESS	: UNIT NO. B-5-3A, THE SIGNATURE, JALAN SRI HARTAMAS 22 (JALAN 22/70A), DESA SRI HARTAMAS, 50480 KUALA LUMPUR.
FLOOR AREA	: 43.57 SQUARE METRES (469 SQUARE FEET)
ASSIGNOR(S)	: JAFFAR BIN MOHAMED TAIB
SOLICITOR	: MESSRS ZAILAN & CO.

RESERVE PRICE : RM 364,500.00



LOT 014	REF: HLI/1020/26(KL)
TYPE	: A CONDOMINIUM UNIT
ADDRESS	: UNIT NO. C-14-1, BLOCK C, VILLA LAMAN TASIK, JALAN SRI PERMAISURI, BANDAR SRI PERMAISURI, 56000 KUALA LUMPUR.
FLOOR AREA	: 119 SQUARE METRES (1,281 SQUARE FEET)
ASSIGNOR(S)	: AHMAD KAMAL BIN KAMARUL BAHARIN & MD JEFRI BIN MAT SALLEH
SOLICITOR	: MESSRS S.N. YAP & ASSOCIATES
REMARK	: BUMIPUTERA LOT

RESERVE PRICE : RM 341,200.00

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 **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.

ADVOCATES & SOLICITOR

MESSRS THOMAS ONG LEONG & ASSOCIATES
Tel: 03-7784 1833

MESSRS AZHAR & WONG
Tel: 03-2602 3898

MESSRS S.N. YAP & ASSOCIATES
Tel: 03-2697 2282

MESSRS SHUI-TAI
Tel: 03-7729 8906

MESSRS ZAILAN & CO
Tel: 03-2164 9909

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

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

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
SYED NURUL AHMAD BIN SYED ARIS
LICENSED AUCTIONEER



VISION SKYBIDZ AUCTION CENTRE SDN BHD