

PROCLAMATION OF SALE

ON THURSDAY, 26TH JUNE 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 NGEE HENG, 80000 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: HL/1007/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 7-15, SILK RESIDENCE, JALAN SUTERA, 43200 CHERAS, SELANGOR.
FLOOR AREA	: 155.80 SQUARE METRES (1,677 SQUARE FEET)
ASSIGNORS	: OOI KIM KOOI & ENG KOK WAH
SOLICITOR	: MESSRS SHUI TAI
RESERVE PRICE : RM 295,300.00	



LOT 002	REF: HL/1033/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. B-08-09, NADAYU 63, JALAN MELAWATI 8, TAMAN NADAYU, 53100 KUALA LUMPUR.
FLOOR AREA	: 878 SQUARE FEET
ASSIGNOR	: LEONG FOON LING
SOLICITOR	: MESSRS ZAILAN & CO.
RESERVE PRICE : RM 262,500.00	



LOT 003	REF: HLI/1034/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. C-6-12, BLOCK C, MIRAI RESIDENCES (RESIDESI MERIAH), PERSIARAN KAJANG 2, KAJANG 2, 43000 KAJANG, SELANGOR.
FLOOR AREA	: 55.19 SQUARE METRES (551 SQUARE FEET)
ASSIGNOR	: NORA BINTI ABDUL RAHIM
SOLICITOR	: M/S WAN CHIN & CO.
RESERVE PRICE : RM 226,800.00	



LOT 004	REF: HL/1035/25
TYPE	: AN CONDOMINIUM UNIT
ADDRESS	: UNIT NO. T1-12-07, TOWER 1, LAKEFRONT RESIDENCE, PERSIARAN SEMARAK API, 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 378,000.00	




LOT 005	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 340,200.00	



LOT 006	HL/1056/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. A-17-07, BLOCK A, RESIDENSI ANJUNG HIJAUAN (ALSO KNOWN AS THE GARDEN RESIDENCES), JALAN MUTIARA 1/15, TAMAN MUTIARA MAS, 81300 SKUDAI, JOHOR.
FLOOR AREA	: 107.0 SQUARE METRES (1,151.8 SQUARE FEET)
ASSIGNOR	: ONG KWANG YEOW
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
RESERVE PRICE : RM 460,000.00	



LOT 007	HL/1057/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #19-17, MENARA A, PANGSAPURI PUNCAK KEMPAS UTAMA, JALAN KEMPAS UTAMA 2/6, TAMAN KEMPAS UTAMA, 81300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 70.98 SQUARE METRES (764 SQUARE FEET)
ASSIGNOR	: WONG WEI KHANG
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
RESERVE PRICE : RM 320,000.00	



LOT 008	HL/1058/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #31-15, BLOK A, RESIDENSI ARC, JALAN SAGU 36, TAMAN DAYA, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 60.39 SQUARE METRES (650 SQUARE FEET)
ASSIGNOR	: EE SIEW FENG
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 310,000.00	



LOT 009	REF: HL/1048/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. D-30-03, BLOK D, PANGSAPURI MIDAS, PERSIARAN SERI ALAM, BANDAR SERI ALAM, 81750 MASAI, JOHOR.
FLOOR AREA	: 40 SQUARE METRES (431 SQUARE FEET)
ASSIGNOR	: WONG JOON SENG
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

RESERVE PRICE : RM 200,000.00



LOT 010	REF: HLI/1037/25
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. A-1-04, PANGSAPURI KALISTA 2, JALAN S2 G3, SEKSYEN G, SEREMBAN 2, 70300 SEREMBAN, NEGERI SEMBILAN.
FLOOR AREA	: 86 SQUARE METRES (926 SQUARE FEET)
ASSIGNOR	: DALIANA BINTI MOHD DASUKI
SOLICITOR	: MESSRS YH TEH & QUEK

RESERVE PRICE : RM 218,700.00



LOT 011	REF: HL/1038/25
TYPE	: A FOUR (4) SHOP OFFICE UNIT
ADDRESS	: NO. 87-G, 87-1, 87-2 & 87-3, JALAN ERA SQUARE 6, ERA SQUARE, 70200 SEREMBAN, NEGERI SEMBILAN.
FLOOR AREA	: 554.8 SQUARE METRES (5,972 SQUARE FEET)
ASSIGNOR	: VELVET VALLEY SDN. BHD.
SOLICITOR	: MESSRS S.N. YAP & ASSOCIATES

RESERVE PRICE : RM 1,093,500.00



LOT 012	REF: HL/1039/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. H-13-01, (DEVELOPER'S PARCEL NO. H-13-01), BSP 21, PERSIARAN SAUJANA PUTRA UTAMA, 42610 BANDAR SAUJANA PUTRA, JENJAROM, SELANGOR.
FLOOR AREA	: 102.37 SQUARE METRES (1,102 SQUARE FEET)
ASSIGNOR	: CHAD STACY GOMEZ
SOLICITOR	: MESSRS WAN CHIN & CO

RESERVE PRICE : RM 251,100.00



LOT 013	HL/1040/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 23A-13A, RESIDENSI RIMBUN PERKASA, NO. 8 JALAN PJU 8/8B, SENTRAL DAMANSARA, 47820 PETALING JAYA, SELANGOR.
FLOOR AREA	: 51.00 SQUARE METRES (549 SQUARE FEET)
ASSIGNOR	: MUHAMAD FUZAIRI BIN TERMIZI
SOLICITOR	: MESSRS S.N. YAP & ASSOCIATES

RESERVE PRICE : RM 196,900.00



LOT 014	HLI/1041/25
TYPE	: AN APARTMENT UNIT
ADDRESS	: NO. A-23-06, BLOCK A, RESIDENSI ADELIA 3, PERSIARAN BANGI AVENUE 2, TAMAN BANGI AVENUE, 43000 KAJANG, SELANGOR.
FLOOR AREA	: 97.08 SQUARE METRES (1,045 SQUARE FEET)
ASSIGNOR	: ABDUL AZIZ BIN WAHAB & MASRIA BINTI WAHAB
SOLICITOR	: MESSRS SEOW & MEGAT

RESERVE PRICE : RM 240,600.00



LOT 015	HLI/1042/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: NO. 05-3A, RESIDENSI RIMBUN PERKASA, NO. 8 JALAN PJU 8/8B, SENTRAL DAMANSARA, JALAN PJU 8, 47820 PETALING JAYA, SELANGOR.
FLOOR AREA	: 51.00 SQUARE METRES (549 SQUARE FEET)
ASSIGNOR	: AZRUL HAFIZ BIN ABD RAHMAN
SOLICITOR	: MESSRS THOMAS ONG LEONG & ASSOCIATES

RESERVE PRICE : RM 196,900.00

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 "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" AND "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.

HONG LEONG BANK BERHAD

HONG LEONG ISLAMIC BANK BERHAD

ADVOCATES & SOLICITOR

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BROCKETT & CHO
Tel: 07 - 333 2322 /
07 - 332 432

MESSRS JEFF LEONG, POON
& WONG
Tel: 03-2203 3317/
03-2203 3388

MESSTs MIMIRAHAYU
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PARTNERS
Tel: 03-6203 0823

MESSRS MANJIT SINGH
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CO
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For Further Particulars, Please Contact:
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Sua Chong Yew (Licensed Auctioneer)
Unit No. 20-04, Level 20, Menara Landmark,
No. 12, Jalan Ngee Heng,
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Tel : 07 - 276 3383

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

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(TEL NO.: 011 - 7276 2243)
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VISION SKYBIDZ AUCTION CENTRE SDN BHD