

PROCLAMATION OF SALE

ON MONDAY, 30TH MARCH 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

(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 anv) from the Developer and/or Proprietor and/or State Authorities and/or relevant bodies.

LOT 001	REF: HL/1005/26(JB)
TYPE	: A LOW-COST FLAT UNIT
ADDRESS	: UNIT NO. #04-07, BLOCK 7, JALAN DESA KEMPAS 2, TAMAN DESA KEMPAS, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 55.8 SQUARE METRES (601.0 SQUARE FEET)
ASSIGNORS	: MOHD FAIZAL BIN OMAR & JANIDAH BINTI ABD AZIZ
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
REMARK	: BUMIPUTERA LOT

RESERVE PRICE : RM 87,500.00

LOT 002	REF: HL/1024/24(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #31-07, BLOK E, PANGSAPURI DEDAUN HIJAU, JALAN SKUDAI LAMA, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 89.47 SQUARE METRES (963 SQUARE FEET)
ASSIGNOR	: GEETHA A/P BEREYA
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 390,000.00

LOT 003	REF: HL/1031/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #12-06, BLOK A, PANGSAPURI AMARA LARKIN, JALAN LARKIN, 80350 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 111 SQUARE METRES (1,194.79 SQUARE FEET)
ASSIGNOR	: LAW CHEE WEI
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

RESERVE PRICE : RM 400,000.00

LOT 004	REF: HL/1083/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #31-03A, BLOK B, PARAGON SUITES @ CIQ, NO. 53A, JALAN INDERAPUTERA, KAMPUNG STULANG, 80300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 127.0 SQUARE METRES (1,367.1 SQUARE FEET)
ASSIGNORS	: YAP CHEK MING & YAP YUN QIN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

RESERVE PRICE : RM 820,000.00

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" 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.

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.
Tel : 07 - 276 3383
Website : www.vsauction.com.my

SUA CHONG YEW
MOHAMAD SHAFIQ BIN MOHAMAD HAIR
LICENSED AUCTIONEER

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 / 03-5631 0092

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



VISION SKYBIDZ AUCTION CENTRE SDN BHD

PROCLAMATION OF SALE

ON MONDAY, 30TH MARCH 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
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(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 .

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LOT 001	REF: HL/1003/26(SL)
TYPE	: A UNIT OF SERVICE APARTMENT
ADDRESS	: UNIT NO. A-12-08, SFERA RESIDENSI, JALAN ATMOSPHERE UTAMA 1, BANDAR PUTRA PERMAI, 43300 SERI KEMBANGAN, SELANGOR.
FLOOR AREA	: 91.51 SQUARE METRES (985 SQUARE FEET)
ASSIGNORS	: VADIVELAN A/L SUBRAMANIAN & KOMATHY A/P BALASUBRAMANIAM
SOLICITOR	: MESSRS THOMAS ONG LEONG & ASSOCIATES

RESERVE PRICE : RM 328,100.00



LOT 002	REF: HLI/1005/26(NS)
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. M3-19-6, BLOK M3, PRIMA SEREMBAN SENTRAL, JALAN PRIMA 1, 70000 SEREMBAN, NEGERI SEMBILAN.
FLOOR AREA	: 96 SQUARE METRES (1,033 SQUARE FEET)
ASSIGNOR	: MD JAZRIN BIN MD DIAH
SOLICITOR	: MESSRS S.N. YAP & ASSOCIATES

RESERVE PRICE : RM 214,700.00



LOT 003	REF: HL/1099/25(SL)
TYPE	: A SHOP UNIT
ADDRESS	: UNIT NO. I-05-G, BLOK I, SETIAWALK, PERSIARAN WAWASAN, PUSAT BANDAR PUCHONG, 47160 PUCHONG, SELANGOR.
FLOOR AREA	: 134.80 SQUARE METRES (1,451 SQUARE FEET)
ASSIGNOR	: PRIDE ACCESS SDN BHD
SOLICITOR	: MESSRS AZHAR & WONG

RESERVE PRICE : RM 874,800.00

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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)

HONG LEONG ISLAMIC BANK BERHAD

ADVOCATES & SOLICITOR

MESSRS THOMAS ONG LEONG &
ASSOCIATES
Tel: 03-77841833

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

MESSRS AZHAR & WONG
Tel: 03 - 2602 3898

For Further Particulars, Please Contact:

Vision Skybidz Auction Centre Sdn. Bhd.
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