

PROCLAMATION OF SALE

ON THURSDAY, 16TH OCTOBER 2025 AT 10.30 AM

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 9.30 A.M)

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/1008/21(JB)
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. 4-F2, FIRST FLOOR, BLOCK D, AROMA PARK, JALAN INDAH 12/1, TAMAN INDAH, OFF JALAN HAJI ABDULLAH, 84000 MUAR, JOHOR.
FLOOR AREA	: 777 SQUARE FEET
ASSIGNOR	: NG CHOON KIAT
SOLICITOR	: M/S FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 100,000.00



LOT 002	REF: HL/1041/25(JB)
TYPE	: A DOUBLE STOREY TERRACE HOUSE
ADDRESS	: NO. 68, JALAN MERBAH 6, TAMAN SCIENTEX, 81700 PASIR GUDANG, JOHOR.
LAND AREA	: 89 SQUARE METRES (960 SQUARE FEET)
ASSIGNOR	: AWANG YUSOF
SOLICITOR	: M/S FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 350,000.00



LOT 003	REF: HL/1076/25(JB)
TYPE	: A DOUBLE STOREY MEDIUM LOW-COST TERRACE HOUSE
ADDRESS	: NO. 7, JALAN PUTERA INDAH 12/5, BANDAR PUTERA INDAH, TONGKANG PECHAH, 83010 BATU PAHAT, JOHOR.
LAND AREA	: 81.758 SQUARE METRES (800.00 SQUARE FEET)
ASSIGNORS	: SHAIKH SYED BIN SHAIKH MAHMOOD & ANIZAH BINTI SALLEH
SOLICITOR	: M/S MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REMARK	: BUMIPUTRA LOT

RESERVE PRICE : RM 130,000.00



LOT 004	REF: HL/1077/25(JB)
TYPE	: A LOW COST FLAT UNIT
ADDRESS	: UNIT NO. #01-10, BLOCK 7, JALAN DESA KEMPAS 2, TAMAN DESA KEMPAS, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 55.80 SQUARE METRES (600.65 SQUARE FEET)
ASSIGNOR	: YEO TIANG KENG
SOLICITOR	: M/S MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 135,000.00



LOT 005	REF: HL/1078/25(JB)
TYPE	: A LOW COST FLAT UNIT
ADDRESS	: UNIT NO. #04-03, BLOCK 3, JALAN DESA KEMPAS 2, TAMAN DESA KEMPAS, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 55.80 SQUARE METRES (601.18 SQUARE FEET)
ASSIGNOR	: YEH HENG SENG
SOLICITOR	: M/S MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 120,000.00



LOT 006	REF: HL/1079/25(JB)
TYPE	: A LOW-COST WALK-UP FLAT
ADDRESS	: UNIT NO. #02-02, BLOCK 7, JALAN DESA KEMPAS 2, TAMAN DESA KEMPAS, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 55.85 SQUARE METRES (601.18 SQUARE FEET)
ASSIGNOR	: RAVI A/L SUPPIAH
SOLICITOR	: M/S MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

RESERVE PRICE : RM 130,000.00



LOT 007	REF: HLI/1074/25(JB)
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. B2-02-07, BLOCK B2, PANGSAPURI SRI MENGKUANG 2 (ALSO KNOWN AS PINES RESIDENCES), DESA PAYA MENGKUANG, 81560 GELANG PATAH, JOHOR.
FLOOR AREA	: 89.0 SQUARE METRES (958.0 SQUARE FEET)
ASSIGNOR	: ROHANI BINTI MD KHALID @ KADIM
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 270,000.00

HONG LEONG ISLAMIC BANK BERHAD

HONG LEONG BANK BERHAD

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

For Loan Financing,
Please Contact

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

Messrs Manjit Singh
Sachdev, Mohammad
Radzi & Partners
Tel: 03-5631 0415

Messrs Mimirahayu
Haniff Heng & Partners
Tel: 03-6203 0823

ADVOCATES &
SOLICITORS

Messrs Faizal Siow
Brockett & Cho
Tel: 07-333 2322 / 07-
332 4322



VISION SKYBIDZ AUCTION CENTRE SDN BHD

PROCLAMATION OF SALE

ON THURSDAY, 16TH OCTOBER 2025 AT 3.00 PM

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 of 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: HLI/1080/25(SL)
TYPE : A SERVICED APARTMENT UNIT	
ADDRESS : UNIT NO. C-33-10, EDUSENTRAL @ SETIA ALAM - PHASE 3, 40170 SHAH ALAM, SELANGOR.	
FLOOR AREA : 728 SQUARE FEET	
ASSIGNOR : NUR SHATILA BINTI ZULKIFLI	
SOLICITOR : M/S WAN CHIN & CO	
REMARK : BUMIPUTRA LOT	

RESERVE PRICE : RM 218,000.00

LOT 002	REF: HLI/1081/25(SL)
TYPE : A CONDOMINIUM UNIT	
ADDRESS : UNIT NO. T4-01-3A, T4-LAKEFRONT RESIDENCE, PERSIARAN SEMARAK API, CYBER 11, 63000 CYBERJAYA, SELANGOR.	
FLOOR AREA : 950 SQUARE FEET	
ASSIGNOR : SUHAILAH BINTI BAHRUDDIN	
SOLICITOR : M/S AZHAR & WONG	
REMARK : BUMIPUTRA LOT	

RESERVE PRICE : RM 270,000.00

LOT 003	REF: HL/1082/25(SL)
TYPE : A SERVICED APARTMENT UNIT	
ADDRESS : UNIT NO. B-06-04, BLOCK B, MIRA AT SHOREA PARK RESIDENCE 1, JALAN SP 1, SHOREA PARK, 47120 PUCHONG,	
FLOOR AREA : 51 SQUARE METRES (549 SQUARE FEET)	
ASSIGNOR : YESHNILJIT SINGH A/L MAKAN SINGH	
SOLICITOR : M/S YH TEH & QUEK	

RESERVE PRICE : RM 186,300.00

LOT 004	REF: HLI/1087/25(SL)
TYPE : AN APARTMENT UNIT	
ADDRESS : UNIT NO. B-05-13, SERI WARISAN @ SELANGORKU, JALAN WB 7/1, TAMAN WARISAN BESTARI, 43800 DENGKIL,	
FLOOR AREA : 74 SQUARE METRES (797 SQUARE FEET)	
ASSIGNOR : NOR MASTURA BINTI MOHAMED NORDIN	
SOLICITOR : M/S S.N. YAP & ASSOCIATES	
REMARK : BUMIPUTRA LOT	

RESERVE PRICE : RM 162,000.00

LOT 005	REF: HL/1083/25(KL)
TYPE : A SERVICED APARTMENT UNIT	
ADDRESS : UNIT NO. B-22-3 (DEVELOPER'S PARCEL NO. B-22-C), THE SENTRAL RESIDENCES, 6 JALAN SENTRAL 2, 50470 KUALA LUMPUR.	
FLOOR AREA : 132.02 SQUARE METRES (1,421 SQUARE FEET)	
ASSIGNORS : LYE IR-WIN, BRUCE & GARY ALEXIS	
SOLICITOR : JEREMIAH CHAN	
SOLICITOR : M/S ZAILAN & CO.	

RESERVE PRICE : RM 1,134,000.00

LOT 006	REF: HLI/1084/25(KL)
TYPE : A CONDOMINIUM UNIT	
ADDRESS : UNIT NO. E-31-03, RESIDENSI HENGE, JALAN METRO PERDANA BARAT, TAMAN METROPOLITAN, 52100 KUALA LUMPUR.	
FLOOR AREA : 102.19 SQUARE METRES (1,100 SQUARE FEET)	
ASSIGNOR : CHAN CHIN LOON	
SOLICITOR : M/S AZHAR & WONG	

RESERVE PRICE : RM 380,700.00

LOT 007	REF: HL/1085/25(KL)
TYPE : A CONDOMINIUM UNIT	
ADDRESS : UNIT NO. D-10-06, RESIDENSI VYNE, NO. 8, JALAN 1/108D, SUNGAI BESI, 57100 KUALA LUMPUR.	
FLOOR AREA : 77 SQUARE METRES (829 SQUARE FEET)	
ASSIGNORS : SUNIL SINGH A/L JASWAN SINGH & SHOBANA A/P SATHANANTHAN	
SOLICITOR : M/S AMIN TAN & CO	

RESERVE PRICE : RM 332,100.00

LOT 008	REF: HL/1086/25(PP)
TYPE : A SERVICED APARTMENT UNIT	
ADDRESS : NO. 40-09, PANGSAPURI SERVIS MERITUS, JALAN LAGUNA 1, 13700 PERAI, PENANG	
FLOOR AREA : 85 SQUARE METRES (915 SQUARE FEET)	
ASSIGNOR : SAW MING DYI	
SOLICITOR : M/S SALINA, LIM KIM CHUAN & CO.	

RESERVE PRICE : RM 342,000.00

HONG LEONG BANK BERHAD

HONG LEONG ISLAMIC BANK BERHAD

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)
Syed Nurul Ahmad bin Syed Aris (Licensed Auctioneer)
Unit No. 20-04, Level 20, Menara Landmark,
80888 Ibrahim International Business District, Johor.
Tel : 07 - 276 3383

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 & SOLICITORS

Messrs YH Teh & Quek
Tel: 03-2698 8181

Messrs Wan Chin & Co
Tel: 03-5632 8845

Messrs Zailan & Co.
Tel: 03-2164 9909

Messrs Azhar & Wong
Tel: 03-2602 3898

Messrs S.N. Yap & Associates
Tel: 03-2697 2282

Messrs Amin-Tan & Co
Tel: 03-2247 1268

Messrs Salina, Lim Kim Chuan & Co.
Tel: 04-228 2089



VISION SKYBIDZ AUCTION CENTRE SDN BHD