

PROCLAMATION OF SALE

ON TUESDAY, 28TH 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/1004/23(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #07-04, BLOCK B1, (ALSO KNOWN AS UNIT NO. B1-07-3A), PANGSAPURI MAYLAND AUSTIN, JALAN MUTIARA EMAS 923, TAMAN MOUNT AUSTIN, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 101.91 SQUARE METRES (1,097 SQUARE FEET)
ASSIGNORS	: RAJENDRAN A/L RAVENDRAN & RAVENDRAN A/L KATHAVARAYAN & PAARIMALLA RANE A/P MURTHI
SOLICITOR	: M/S MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 385,000.00	



LOT 002	REF: HL/1040/18(JB)
TYPE	: A DOUBLE STOREY MID TERRACED HOUSE
ADDRESS	: NO. 52, JALAN KEDIDI 2, TAMAN SCIENTEX, 81700 PASIR GUDANG, JOHOR.
LAND AREA	: 770 SQUARE FEET
ASSIGNOR	: VIKNESVARAN A/L TIBAN SANGGU
SOLICITOR	: M/S MIMIRAHAYU HANIFF HENG & PARTNERS
RESERVE PRICE : RM 250,000.00	



LOT 003	REF: HL/1035/24(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 02-06, BLOCK A, PANGSAPURI IKATAN FLORA (ALSO KNOWN AS D'AMBIENCE RESIDENCES), JALAN PERMAS 2, BANDAR BARU PERMAS JAYA, 81750 MASAI, JOHOR.
FLOOR AREA	: 131.0 SQUARE METRES (1,410.1 SQUARE FEET)
ASSIGNORS	: XING HUIWO & CUI XIAOLU
SOLICITOR	: M/S MIMIRAHAYU HANIFF HENG & PARTNERS
RESERVE PRICE : RM 440,000.00	



LOT 004	REF: HL/1083/24(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #31-06, BLOCK C, RESIDENSI ARC (ALSO KNOWN AS ARC @ AUSTIN HILLS, JB), JALAN SAGU 36, TAMAN DAYA, 81100 JOHOR BAHRU, JOHOR
FLOOR AREA	: 60.39 SQUARE METRES (650.05 SQUARE FEET)
ASSIGNORS	: LOW ZHI QUAN & CHENG LEE YUN
SOLICITOR	: M/S MIMIRAHAYU HANIFF HENG & PARTNERS
RESERVE PRICE : RM 300,000.00	



LOT 005	REF: HL/1044/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #26-19, BLOCK B, RESIDENSI ARC, (ALSO KNOWN AS ARC @ AUSTIN HILLS, JB), JALAN SAGU 36, TAMAN DAYA, 81100 JOHOR BAHRU, JOHOR
FLOOR AREA	: 60.39 SQUARE METRES (650.05 SQUARE FEET)
ASSIGNORS	: TAN WAI KIN & CHEONG LEI YOKE
SOLICITOR	: M/S MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 300,000.00	



LOT 006	REF: HL/1080/25(JB)
TYPE	: A SERVICE APARTMENT
ADDRESS	: UNIT NO. C-7-15, ALMAS BLOCK C, PERSIARAN LAKSAMANA, PUTERI HARBOUR, 79250 ISKANDAR PUTERI, JOHOR.
FLOOR AREA	: 83.2 SQUARE METRES (895.6 SQUARE FEET)
ASSIGNOR	: CHANG KIAN WUN
SOLICITOR	: M/S FAIZAL SIOW BROCKETT & CHO
RESERVE PRICE : RM 540,000.00	



LOT 007	REF: HL/1081/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #13-18, BLOCK C, RESIDENSI KSL, JALAN DELIMA 3/2, TAMAN DELIMA 1, 81100 JOHOR BAHRU, JOHOR
FLOOR AREA	: 125.98 SQUARE METRES (1,356 SQUARE FEET)
ASSIGNOR	: THONG CHUN MENG
SOLICITOR	: M/S MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 460,000.00	



LOT 008	REF: HLI/1082/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #24-20, MENARA B, PANGSAPURI PUNCAK KEMPAS UTAMA, JALAN KEMPAS UTAMA 2/6, TAMAN KEMPAS UTAMA, 81300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 83.98 SQUARE METRES (904 SQUARE FEET)
ASSIGNOR	: MOHD FIRDAUS BIN MOHD YUNUS
SOLICITOR	: M/S MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REMARK	: BUMIPUTRA LOT
RESERVE PRICE : RM 310,000.00	



LOT 009	REF: HL/1083/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #31-03A, BLOCK B, PARAGON SUITES @ CIO, NO. 53A, JALAN INDERAPUTERA, KAMPUNG STILANG, 80300 JOHOR BAHRU, JOHOR
FLOOR AREA	: 127.0 SQUARE METRES (1,367.1 SQUARE FEET)
ASSIGNORS	: YAP CHEK MING & YAP YUN QIN
SOLICITOR	: M/S FAIZAL SIOW BROCKETT & CHO
RESERVE PRICE : RM 820,000.00	



LOT 010	REF: HL/1086/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 13-03A, RESIDENSI PUNCAK (ALSO KNOWN AS PINNACLE TOWER), JALAN DATO ABDULLAH TAHIR, 80300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 126.0 SQUARE METRES (1,356.3 SQUARE FEET)
ASSIGNORS	: ABU BAKAR BIN MOHD NOR & SURIANI BINTE SELAMAT
SOLICITOR	: M/S FAIZAL SIOW BROCKETT & CHO
RESERVE PRICE : RM 680,000.00	



LOT 011	REF: HL/1087/25(JB)
TYPE	: A THREE BEDROOM LOW COST FLAT UNIT
ADDRESS	: UNIT NO. #01-12A, BLOK BALAU R, JALAN BALAU 17, TAMAN RINTING, 81750 MASAI, JOHOR.
FLOOR AREA	: 51.75 SQUARE METRES (557.03 SQUARE FEET)
ASSIGNOR	: OS'ARSHIKA BIN OTHMAN
SOLICITOR	: M/S MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 140,000.00	



LOT 012	REF: HL/1088/25(JB)
TYPE	: AN APARTMENT UNIT UNDER RUMAH MAMPU MILIK JOHOR (RMMJ)
ADDRESS	: UNIT NO. 03-11, BLOCK A, PANGSAPURI PULAI MUTIARA 2, JALAN PULAI MUTIARA UTAMA 2, TAMAN PULAI MUTIARA, 81300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 94.0 SQUARE METRES (1,011.8 SQUARE FEET)
ASSIGNORS	: SHARVEEN A/L VEJAYAN & SUBHASREE A/P MURALI
SOLICITOR	: M/S MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 150,000.00	

HONG LEONG ISLAMIC BANK BERHAD

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 5% 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 ISLAMIC 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 5% 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 ISLAMIC 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

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:
Mortgage Sales Team as below:

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

Messrs Manjit Singh Sachdev,
Mohammad Radzi & Partners
Tel: 03-6531 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 TUESDAY, 28TH 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'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/1070/25(SL)
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. H-4-06, RUMAH PANGSA SRI SAUJANA, JALAN SP 4/2, BANDAR SAUJANA PUTRA, 42610 JENJAROM, SELANGOR.
FLOOR AREA	: 69 SQUARE METRES (743 SQUARE FEET)
ASSIGNOR	: SUHAILEN BIN SALLEH
SOLICITOR	: M/S S.N. YAP & ASSOCIATES
REMARK	: BUMIPUTERA LOT

RESERVE PRICE : RM 105,100.00



LOT 002	REF: HL/1088/25(SL)
TYPE	: A STUDIO UNIT OF SOHO
ADDRESS	: NO. E-01-13 (DEVELOPER'S PARCEL NO. E-01-12A), BLOCK EMERALD, ONE SOHO, JALAN KEMAJUAN SUBANG, 47500 SUBANG JAYA, SELANGOR.
FLOOR AREA	: 498 SQUARE FEET
ASSIGNOR	: NESARAJAN A/L JAYAMOORTHY
SOLICITOR	: M/S WAN CHIN & CO

RESERVE PRICE : RM 229,700.00



LOT 003	REF: HL/1090/25(SL)
TYPE	: A 3+1 BEDROOM CONDOMINIUM UNIT
ADDRESS	: NO. B-3A-02, BLOCK B, KELANA MAHKOTA CONDO, NO. 2, JALAN SS 7/19, 47301 PETALING JAYA, SELANGOR.
FLOOR AREA	: 122.00 SQUARE METRES (1,313 SQUARE FEET)
ASSIGNOR	: MAHESWAREN A/L VELAYUDHAM
SOLICITOR	: M/S AZHAR & WONG

RESERVE PRICE : RM 371,800.00



LOT 004	REF: HLI/1089/25(NS)
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. A-2-18, BLOK A, TINTA RESIDENSI, JALAN NADA BIDARA 4, TAMAN NADA BIDARA, 71950 SEREMBAN, NEGERI SEMBILAN.
FLOOR AREA	: 87 SQUARE METRES (936 SQUARE FEET)
ASSIGNOR	: MUHAMMAD SOLEHIN AZIZI BIN DIN
SOLICITOR	: M/S S.N. YAP & ASSOCIATES

RESERVE PRICE : RM 145,800.00

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 5% 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 5% 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

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

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

ADVOCATES &
SOLICITORS

Messrs Wan Chin & Co
Tel: 03-5632 8845

Messrs Azhar & Wong
Tel: 03-2602 3898



VISION SKYBIDZ AUCTION CENTRE SDN BHD