

PROCLAMATION OF SALE

ON WEDNESDAY, 14TH OCTOBER 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 NGEEN 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 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/1081/24(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #13-23, BLOCK B, RESIDENSI ARC, JALAN SAGU 36, TAMAN DAYA, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 60.4 SQUARE METRES (650.1 SQUARE FEET)
ASSIGNOR(S)	: WONG CHEE YOON
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
RESERVE PRICE : RM 261,000.00	

LOT 003	REF: HL/1034/26(JB)
TYPE	: A THREE BEDROOM APARTMENT UNIT
ADDRESS	: UNIT NO. A-G-04 (A-G-3A), BLOK A, PANGSAPURI SRI KENARI, JALAN PERSISIRAN TITIWANGSA UTAMA, TAMAN TAMPOI INDAH, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 900 SQUARE FEET
ASSIGNOR(S)	: JIMMY CHAN HOW SENG
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
RESERVE PRICE : RM 234,900.00	

LOT 005	REF: HLI/1044/26(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #07-12, MENARA B, PANGSAPURI PUNCAK KEMPAS UTAMA (ALSO KNOWN AS D'SUMMIT RESIDENCES), JALAN KEMPAS UTAMA 2/6, TAMAN KEMPAS UTAMA, 81300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 71.0 SQUARE METRES (764.3 SQUARE FEET)
ASSIGNOR(S)	: PRAKASH A/L GOVALAKRISHNAN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 306,000.00	

LOT 007	REF: HLI/1048/26(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. C-01-05, PANGSAPURI DESARU UTAMA, JALAN KEMPAS 5, TAMAN DESARU UTAMA, 81300 BANDAR PENAWAR, JOHOR.
FLOOR AREA	: 86.00 SQUARE METRES (925.70 SQUARE FEET)
ASSIGNOR(S)	: HASHOR HAFIS BIN SALLEH
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 345,000.00	

LOT 009	REF: HL/1050/26(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. A1-3A-21, BLOCK A, PANGSAPURI MAYLAND AUSTIN (ALSO KNOWN AS PALAZIO), JALAN MUTIARA EMAS 9/23, TAMAN MOUNT AUSTIN, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 45.0 SQUARE METRES (484.4 SQUARE FEET)
ASSIGNOR(S)	: PANG CHIAH LIN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 230,000.00	

LOT 002	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(S)	: LAW CHEE WEI
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 405,000.00	

LOT 004	REF: HL/1034/26(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #13-01, PANGSAPURI TENTERAM (ALSO KNOWN AS V@SUMMERPLACE), JALAN TENTERAM, 80300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 139.0 SQUARE METRES (1,496.2 SQUARE FEET)
ASSIGNOR(S)	: TINAKARAN A/L SINIVASSAN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REMARK	: BUMI-RELEASED LOT
RESERVE PRICE : RM 918,000.00	

LOT 006	REF: HL/1047/26(JB)
TYPE	: A NEWLY-COMPLETED SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #11-01, MENARA B, RESIDENSI ITIMAN RIA, TAMAN NUSAJAYA, JALAN SUSRI ILIR, TAMAN NUSA IDA, 79100 NUSAJAYA, JOHOR.
FLOOR AREA	: 80.93 SQUARE METRES (871.15 SQUARE FEET)
ASSIGNOR(S)	: CHENG YEOW LEE
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
RESERVE PRICE : RM 480,000.00	

LOT 008	REF: HL/1049/26(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #05-05, MENARA D, RESIDENSI MASAI (ALSO KNOWN AS PARC REGENCY SERVICED APARTMENT), JALAN MASAI JAYA 2, 81750 MASAI, JOHOR.
FLOOR AREA	: 75.2 SQUARE METRES (810.0 SQUARE FEET)
ASSIGNOR(S)	: RAMACHANDRAN A/L BATHUMALAI
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
RESERVE PRICE : RM 320,000.00	

LOT 010	REF: HL/1051/26(JB)
TYPE	: A RENOVATED INTERMEDIATE SINGLE STOREY TERRACE HOUSE
ADDRESS	: NO. 8, JALAN BESTARI 12/3, TAMAN BESTARI INDAH 1, 81800 ULU TIRAM, JOHOR.
LAND AREA	: 130.0 SQUARE METRES (1,399.3 SQUARE FEET)
ASSIGNOR(S)	: DEVENDRAN A/L TANGARAS
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
RESERVE PRICE : RM 420,000.00	

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.

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

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 MANJIT SINGH SACHDEV, MOHAMMAD
RADZI & PARTNERS
Tel: 03-5631 0415

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

MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
Tel: 03-62030823 / 03-62040823

SUA CHONG YEW
MOHAMAD SHAFIQ BIN MOHAMAD HAIR
LICENSED AUCTIONEER



VISION SKYBIDZ AUCTION CENTRE SDN BHD