

PROCLAMATION OF SALE

ON WEDNESDAY, 03RD SEPTEMBER 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

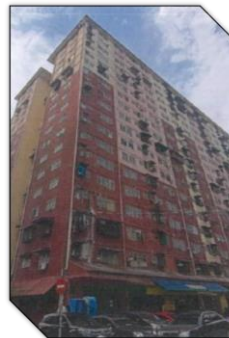
(v) make the necessary enquiries with the Developer and/or Proprietor and/or State Authorities and/or relevant bodies on the necessary confirmations / terms of consent to the sale herein prior to the auction sale .

(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/1060/25(SL)
TYPE	: AN END TWO-AND-A-HALF (2 ½) STOREY TERRACED HOUSE
ADDRESS	: NO. 38, JALAN KP 2/7, KOTA PERDANA, BANDAR PUTRA PERMAI, 43300 SERI KEMBANGAN (43300 BANDAR PUTRA PERMAI), SELANGOR.
LAND AREA	: 195.10 SQUARE METRES (2,100 SQUARE FEET)
FLOOR AREA	: 146.13 SQUARE METRES (1,573 SQUARE FEET)
ASSIGNORS	: MANONMANI A/L K MUTHUSAMY & PORGODI A/P A RAMASAMY
SOLICITOR	: M/S S.N. YAP & ASSOCIATES

RESERVE PRICE : RM 486,000.00



LOT 002	REF: HL/1061/25(SL)
TYPE	: A LOW COST FLAT UNIT
ADDRESS	: NO. B10-11-07, BLOCK 10, JALAN PJS 2B/1, DESA MENTARI 2, 46150 PETALING JAYA, SELANGOR.
FLOOR AREA	: 61 SQUARE METRES (657 SQUARE FEET)
ASSIGNOR	: ROSNISAH BINTI HAMZAH
SOLICITOR	: M/S S.N. YAP & ASSOCIATES

RESERVE PRICE : RM 105,100.00



LOT 003	REF: HL/1062/25(SL)
TYPE	: AN INTERMEDIATE DOUBLE STOREY TERRACED HOUSE
ADDRESS	: NO. 140, JALAN FLORA 1A/1, BANDAR RIMBAYU (FLORA), 42500 TELOK PANGLI MA GARANG, SELANGOR.
LAND AREA	: 170.93 SQUARE METRES
ASSIGNOR	: JEGAN KUMAR A/L SUBRAMANIAM
SOLICITOR	: M/S S.N. YAP & ASSOCIATES

RESERVE PRICE : RM 729,000.00



LOT 004	REF: HLI/1063/25(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: NO. C-17-08 TYPE 1, EDUSENTRAL @ SETIA ALAM - PHASE 3, 40170 SHAH ALAM, SELANGOR.
FLOOR AREA	: 502 SQUARE FEET
ASSIGNOR	: RIDZUAN BIN RAMLI
SOLICITOR	: M/S S.N. YAP & ASSOCIATES

RESERVE PRICE : RM 234,900.00



LOT 005	REF: HLI/1064/25(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT SB1-20-07, DSARA SENTRAL, JALAN WELFARE, KAMPUNG BARU SUNGAI BULOH, SEKSYEN U19, 40160 SHAH ALAM, SELANGOR.
FLOOR AREA	: 110.18 SQUARE METRES (1,186 SQUARE FEET)
ASSIGNOR	: SALLEHUDDIN SHAH BIN JELANI
SOLICITOR	: M/S S.N. YAP & ASSOCIATES

RESERVE PRICE : RM 420,000.00



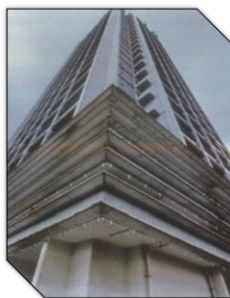
LOT 006	REF: HLI/1055/25(KL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: NO. B-20-09, LEVEL 20, BLOCK B, RESIDENSI 357 SETAPAK (THE NEST @ GENTING KLANG), NO. 2A, LORONG 2/23D, 53300 KUALA LUMPUR.
FLOOR AREA	: 79.43 SQUARE METRES (855 SQUARE FEET)
ASSIGNOR	: ONG XIN KAI
SOLICITOR	: M/S AMIN-TAN & CO

RESERVE PRICE : RM 364,500.00



LOT 007	REF: HLI/1056/25(KL)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: NO. C-11-06, TOWER C, MET 1 RESIDENCES, JALAN SULTAN HAJI AHMAD SHAH, 50480 KUALA LUMPUR.
FLOOR AREA	: 86 SQUARE METRES (926 SQUARE FEET)
ASSIGNOR	: ZENG, SHUQIN
SOLICITOR	: M/S ZAILAN & CO.

RESERVE PRICE : RM 696,600.00



LOT 008	REF: HL/1065/25(SL)
TYPE	: A SOHO UNIT
ADDRESS	: NO. A-13-02A, BLOK A, D'LATOUR, JALAN TAYLOR, BANDAR SUNWAY PJS 7, 47500 SUBANG JAYA, SELANGOR.
FLOOR AREA	: 88 SQUARE METRES (947 SQUARE FEET)
ASSIGNORS	: LEE YIT PHENG & LIEW CHAI YEN
SOLICITOR	: M/S YH TEH & QUEK

RESERVE PRICE : RM 494,100.00



LOT 009	REF: HLI/1066/25(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: NO. B-13-11, THE AMBER RESIDENCES, PERSIARAN OLEANDER, GAMUDA KEMUNING 25.7, 42500 TELOK PANGLIMA GARANG, SELANGOR.
FLOOR AREA	: 61 SQUARE METRES (657 SQUARE FEET)
ASSIGNOR	: MOHD HAFIZEE BIN SHAHRI
SOLICITOR	: M/S SIMON HUE & ASSOCIATES
REMARK	: BUMIPUTERA LOT

RESERVE PRICE : RM 223,300.00



LOT 010	REF: HL/1068/25(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: NO. B-12-02, BLOCK B, CONDO PARK AVENUE, NO. 5, JALAN PJU 10/1, DAMANSARA DAMAI, 47830 PETALING JAYA, SELANGOR.
FLOOR AREA	: 103.60 SQUARE METRES (1,115 SQUARE FEET)
ASSIGNOR	: HOH WEI SING
SOLICITOR	: M/S SEOW & MEGAT

RESERVE PRICE : RM 247,900.00



LOT 011	REF: HLI/1067/25(MK)
TYPE	: A FIRST FLOOR LOW-COST TERRACE TOWNHOUSE UNIT
ADDRESS	: NO. 25A, JALAN LP 10, TAMAN LIMBONGAN PERMAI, KLEBANG KECIL, 75200 MELAKA.
LAND AREA	: 112 SQUARE METRES (1,200 SQUARE FEET)
FLOOR AREA	: 65.03 SQUARE METRES (700 SQUARE FEET)
ASSIGNORS	: RAJIMI BIN PIUT & CHE HASLIZA BINTI CHE SOH
SOLICITOR	: M/S THOMAS ONG LEONG & ASSOCIATES
REMARK	: BUMIPUTERA LOT

RESERVE PRICE : RM 71,000.00

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

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

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

**ADVOCATES &
SOLICITORS**

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

Messrs M/S Zailan & Co.
Tel: 03-2164 9909

Messrs YH Teh & Quek
Tel: 03-2698 8181

Messrs Simon Hue &
Associates
Tel: 03-7960 7761

Messrs Seow & Megat
Tel: 03 - 2166 3384

Messrs Thomas Ong Leong &
Associates
Tel: 03-7784 1833



VISION SKYBIDZ AUCTION CENTRE SDN BHD