

PROCLAMATION OF SALE

ON TUESDAY, 15TH SEPTEMBER 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 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/1035/26(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. L10-10, RESIDENS GP, SUSUR GP PRIMA, TAMAN GP PRIMA, 81550 GELANG PATAH, JOHOR.
FLOOR AREA	: 72.0 SQUARE METRES (775.0 SQUARE FEET)
ASSIGNOR(S)	: VINCENT TAN HONG KEONG
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
REMARK	: BUMIPUTERA LOT

RESERVE PRICE : RM 297,000.00

LOT 003	REF: HL/1037/26(JB)
TYPE	: A ONE BEDROOM SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. C-12-11, ALMAS BLOCK C, PERSIARAN LAKSAMANA, PUTERI HARBOUR, 79250 ISKANDAR PUTERI, JOHOR.
FLOOR AREA	: 48.3 SQUARE METRES (520 SQUARE FEET)
ASSIGNOR(S)	: YUNG SOON FOOK & LIM KIM YIN
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 306,000.00

LOT 002	REF: HL/1036/26(JB)
TYPE	: A STRATIFIED DOUBLE STOREY MID TERRACED HOUSE
ADDRESS	: NO. 3, JALAN LAMAN SETIA 4/8, TAMAN LAMAN SETIA, 81550 GELANG PATAH, JOHOR.
LAND AREA	: 130.10 SQUARE METRES (1,400.38 SQUARE FEET)
ASSIGNOR(S)	: SITI AMINAH BINTE JABBAR & SUFFIAN BIN SUDIN
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 558,000.00

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 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 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.

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)

ADVOCATES & SOLICITOR

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

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

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

SUA CHONG YEW
MOHAMAD SHAFIQ BIN MOHAMAD HAIR
LICENSED AUCTIONEER



VISION SKYBIDZ AUCTION CENTRE SDN BHD

PROCLAMATION OF SALE

ON TUESDAY, 15TH SEPTEMBER 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
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: HLI/1021/26(SL)
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. A-29-2, BLOK A, RESIDENSI ADELIA 4, PERSIARAN BANGI AVENUE 3, TAMAN BANGI AVENUE, 43000 KAJANG, SELANGOR.
FLOOR AREA	: 97.08 SQUARE METRES (1,045 SQUARE FEET)
ASSIGNOR(S)	: MUHAMMAD ZULKIFLI BIN ABDUL RAHMAN & NURUL SHAFIAH BINTI ZAINI
SOLICITOR	: MESSRS AZHAR & WONG

RESERVE PRICE : RM 226,000.00



LOT 002	REF: HL/1022/26(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. B-35-06 (DEVELOPER'S PARCEL NO. B-35-06), RESIDENSI PARKLAND @ KAJANG 2, JALAN ZAMRUD 3, 43000 KAJANG, SELANGOR.
FLOOR AREA	: 85.00 SQUARE METRES (915.00 SQUARE FEET)
ASSIGNOR(S)	: SARMILA DEAVI A/P RAJINDRAN
SOLICITOR	: MESSRS AZHAR & WONG

RESERVE PRICE : RM 255,200.00



LOT 003	REF: HL/1023/26(SL)
TYPE	: A 3-BEDROOM WALK-UP APARTMENT UNIT
ADDRESS	: NO. F2-0-3, BLOCK F2, JALAN 4/76D, DESA PANDAN, 55100 KUALA LUMPUR.
FLOOR AREA	: 66.52 SQUARE METRES (716 SQUARE FEET)
ASSIGNOR(S)	: ABD AZIS BIN HALID
SOLICITOR	: MESSRS ZAILAN & CO.

RESERVE PRICE : RM 243,000.00

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 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 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.

 **HONG LEONG BANK BERHAD**

 **HONG LEONG ISLAMIC BANK BERHAD**

ADVOCATES & SOLICITOR

MESSRS ZAILAN & CO.
Tel: 03-2164 9909

MESSRS AZHAR & WONG
Tel: 03-2602 3898

For Loan Financing,
Please Contact
Mortgage Sales Team as
below:

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

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

SUA CHONG YEW
SYED NURUL AHMAD BIN SYED ARIS
LICENSED AUCTIONEER



VISION SKYBIDZ AUCTION CENTRE SDN BHD