

PROCLAMATION OF SALE

ON THURSDAY, 24TH 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 NGE E 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/1050/24(JB)
TYPE	: A STRATIFIED DOUBLE STOREY CORNER TERRACED HOUSE
ADDRESS	: NO. 54, JALAN LAMAN SETIA 4/20, TAMAN LAMAN SETIA, 81550 GELANG PATAH, JOHOR.
LAND AREA	: 279.00 SQUARE METRES (3,003.13 SQUARE FEET)
ASSIGNOR(S)	: GEORGE PETER A/L KAURIAL & ASHVINI A/P MOHAN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 810,000.00	



LOT 002	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 290,000.00	



LOT 003	REF: HL/1017/26(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. B-21-13, BLOCK B, RESIDENSI LAMAN LAPAN (ALSO KNOWN AS 8SCAPE RESIDENCES), JALAN SUTERA KUNING, TAMAN SUTERA, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 96.0 SQUARE METRES (1,033.4 SQUARE FEET)
ASSIGNOR(S)	: TANAM A/P LOHANANTHAN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 520,000.00	



LOT 004	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 450,000.00	



LOT 005	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 261,000.00	



LOT 006	REF: HL/1039/26(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #06-11, BLOK A, PANGSAPURI KEMPAS INDAH (ALSO KNOWN AS D'SECRET GARDEN @ KEMPAS INDAH), JALAN KEMPAS INDAH, TAMAN KEMPAS INDAH, 81300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 127 SQUARE METRES (1,367.1 SQUARE FEET)
ASSIGNOR(S)	: KHIRTANARAJ A/L MURUGESU
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
RESERVE PRICE : RM 465,000.00	



LOT 007	REF: HL/1040/26(JB)
TYPE	: A THREE BEDROOM LOW MEDIUM COST FLAT UNIT
ADDRESS	: UNIT NO. 03-08, BLOK G, JALAN SERI SETANGGI, TAMAN SERI SETANGGI, 80250 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 78.97 SQUARE METRES (850 SQUARE FEET)
ASSIGNOR(S)	: UMI HALSUM BINTI SUGENG
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
RESERVE PRICE : RM 240,000.00	



LOT 008	REF: HLI/1041/26(JB)
TYPE	: A THREE BEDROOM LOW COST FLAT UNIT
ADDRESS	: UNIT NO. #03-05, BLOK D, RUMAH PANGSA LAMAN TASI, JALAN HARMONI UTAMA, TAMAN REDANG, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 63.53 SQUARE METRES (683.83 SQUARE FEET)
ASSIGNOR(S)	: MOHD NOR HUSSINI BIN MOHAMMAD ZAHRI
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 170,000.00	



LOT 009	REF: HL/1042/26(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. GF-01, BLOCK B, RESIDENSI LAMAN LAPAN, JALAN SUTERA KUNING, TAMAN SUTERA, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 153.0 SQUARE METRES (1,651 SQUARE FEET)
ASSIGNOR(S)	: KUMARAGURUBARAN A/L RATNASAMY & CHITRA A/P MANIMARAN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 580,000.00	

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" 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.

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)

HONG LEONG ISLAMIC BANK BERHAD

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

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

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

ADVOCATES & SOLICITOR

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



VISION SKYBIDZ AUCTION CENTRE SDN BHD

SUA CHONG YEW
MOHAMAD SHAFIQ BIN MOHAMAD HAIR
LICENSED AUCTIONEER