

PROCLAMATION OF SALE

ON TUESDAY, 29TH 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: HL/1024/26(SL)
TYPE	: A CORNER 4+1 BEDROOM CONDOMINIUM UNIT
ADDRESS	: NO. A-17-3A, BLOCK A, D'SURIA CONDOMINIUM, JALAN D'SURIA, TAMAN D'SURIA, 68000 AMPANG, SELANGOR.
FLOOR AREA	: 211 SQUARE METRES (2,271 SQUARE FEET)
ASSIGNOR(S)	: HUSIN HAKIM
SOLICITOR	: MESSRS SHUI-TAI

RESERVE PRICE : RM 656,100.00



LOT 002	REF: HLI/1025/26(SL)
TYPE	: A UNIT OF SERVICE APARTMENT
ADDRESS	: UNIT NO. A-11-06, 11TH FLOOR, BLOCK A, TULIP RESIDENSI, PERSIARAN METAFASA, TAMAN BUKIT SUBANG, SEKSYEN U16, 40160 SHAH ALAM, SELANGOR.
FLOOR AREA	: 69.96 SQUARE METRES (753 SQUARE FEET)
ASSIGNOR(S)	: ASRI BIN MANJIR
SOLICITOR	: MESSRS WAN CHIN & CO.
REMARK	: BUMIPUTRA LOT

RESERVE PRICE : RM 313,500.00



LOT 003	REF: HL/1026/26(SL)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. 28-27-12, THE WHARF RESIDENCE, JALAN TASIK PRIMA 6/2, TAMAN TASIK PRIMA, 47150 PUCHONG, SELANGOR.
FLOOR AREA	: 114.92 SQUARE METRES (1,237 SQUARE FEET)
ASSIGNOR(S)	: SIAW HUI LIN & SIAW HUI SHAN
SOLICITOR	: MESSRS SHUI TAI

RESERVE PRICE : RM 291,600.00



LOT 004	REF: HLI/1027/26(SL)
TYPE	: A UNIT OF LOW COST FLAT
ADDRESS	: NO. F7-7-60, JALAN PERMAI 2/8, TAMAN PUCHONG PERMAI, 7150 PUCHONG, SELANGOR.
FLOOR AREA	: 60.60 SQUARE METRES (652 SQUARE FEET)
ASSIGNOR(S)	: SIVANESAN A/L RAMALINGAM & MARIMAH A/P SELLAPPAN
SOLICITOR	: MESSRS AZHAR & WONG

RESERVE PRICE : RM 131,300.00



LOT 005	REF: HL/1028/26(SL)
TYPE	: A UNIT OF SERVICED APARTMENT
ADDRESS	: NO. C-18-07, BLOCK C, EDUSENTRAL, NO. 1, JALAN SETIA MURNI U13/51, SETIA ALAM SEKSYEN U13, 40170 SHAH ALAM, SELANGOR.
FLOOR AREA	: 46.64 SQUARE METRES (502 SQUARE FEET)
ASSIGNOR(S)	: NOR REZWAN BIN NORDIN
SOLICITOR	: MESSRS S.N. YAP & ASSOCIATES
REMARK	: BUMIPUTRA LOT

RESERVE PRICE : RM 186,300.00



LOT 006	REF: HLI/1029/26(SL)
TYPE	: A UNIT OF SERVICED APARTMENT
ADDRESS	: NO. D-21-6 (DEVELOPER'S PARCEL NO. D-21-6), BLOK D, EMERALD 9 CHERAS, PERSIARAN AWANA, 43200 CHERAS, SELANGOR.
FLOOR AREA	: 79 SQUARE METRES (850 SQUARE FEET)
ASSIGNOR(S)	: MOHD SAMSUL HELRI BIN MOHD NASIR
SOLICITOR	: MESSRS WAN CHIN & CO.

RESERVE PRICE : RM 364,500.00



LOT 007	REF: HL/1030/26(KL)
TYPE	: A LOW COST APARTMENT UNIT
ADDRESS	: UNIT NO. 109-7-11, PUDU IMPIAN 1, NO. 109, JALAN PUDU ULU, CHERAS, 56100 KUALA LUMPUR.
FLOOR AREA	: 61.59 SQUARE METRES (663 SQUARE FEET)
ASSIGNOR(S)	: CHAI KOK WAI
SOLICITOR	: MESSRS ZAILAN & CO.

RESERVE PRICE : RM 153,900.00

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

HONG LEONG ISLAMIC 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)

MESSRS SHUI-TAI
Tel: 03-7729 8906

MESSRS AZHAR & WONG
Tel: 03-2602 3898

**ADVOCATES &
SOLICITOR**

MESSRS S.N. YAP & ASSOCIATES
Tel: 03-2697 2282

MESSRS ZAILAN & CO
Tel: 03-2164 9909

MESSRS WAN CHIN & CO.
Tel: 03-5632 8845

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 YEOW
SYED NURUL AHMAD BIN SYED ARIS
LICENSED AUCTIONEER



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