

PROCLAMATION OF SALE

ON FRIDAY, 25TH APRIL 2025 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, 80000 JOHOR BAHRU, JOHOR.
(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/1044/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. B-22-07, CERRADO (BLOK B), SOUTHVILLE CITY, 43800 DENGKIL, SELANGOR DARUL EHSAN
FLOOR AREA	: 76.64 SQUARE METRES (825 SQUARE FEET)
ASSIGNORS	: MEKAR ANAK NYUAK
SOLICITOR	: MESSRS MAZLIFAH & PARTNERS
RESERVE PRICE : RM 218,700.00	




LOT 002	REF: HL/1046/25
TYPE	: A DOUBLE STOREY TERRACE HOUSE
ADDRESS	: NO. 68, JALAN MR 2/21, TAMAN M-RESIDENSI 2, 48020 RAWANG, SELANGOR DARUL EHSAN
LAND AREA	: 171.87 SQUARE METRES (1,850 SQUARE FEET)
ASSIGNORS	: ANUMAREN A/L SANDARMUGAM
SOLICITOR	: MESSRS YH TEH & QUEK
RESERVE PRICE : RM 432,000.00	




LOT 003	REF: HL/1047/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. H-16-02, BLOK H, MUTIARA VILLE, CYBER 11, 63000 CYBERJAYA, SELANGOR DARUL EHSAN
FLOOR AREA	: 995 SQUARE FEET
ASSIGNORS	: MUHAMMAD YUSRI BIN ABDULLAH
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
RESERVE PRICE : RM 288,000.00	



LOT 004	REF: HL/1048/25
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. 2-06, LOK PANGSURI FLORA III, JALAN PANGSURI, ALAM MUTIARA DARUL EHSAN
FLOOR AREA	: 106.61 SQUARE METRES (900 SQUARE FEET)
ASSIGNORS	: ROSMAH BINTI MOHD JOHAR & AHMAD SAIFULLAH BIN MOHD JOHAR
REMARKS	: BUMIPUTERA LOT
SOLICITOR	: MESSRS YH TEH & QUEK
RESERVE PRICE : RM 141,800.00	



LOT 005	HL/1050/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 7-15, SILK RESIDENCE, JALAN SUTERA, 43200 CHERAS, SELANGOR DARUL EHSAN
FLOOR AREA	: 155.80 SQUARE METRES (1,677 SQUARE FEET)
ASSIGNORS	: OOI KIM KOOI & ENG KOK WAH
SOLICITOR	: MESSRS SHUI-TAI
RESERVE PRICE : RM 364,500.00	




LOT 006	HL/1052/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. B-30-05, BLOCK B, MIRA AT SHOREA PARK / RESIDENCE 1, JALAN SP 1, SHOREA PARK, 47120 PUCHONG, SELANGOR DARUL EHSAN
FLOOR AREA	: 51 SQUARE METRES (549 SQUARE FEET)
ASSIGNORS	: PRABU A/L KRISHNA MOHAN
SOLICITOR	: MESSRS THOMAS ONG LEONG & ASSOCIATES
RESERVE PRICE : RM 186,300.00	



LOT 007	HLI/1045/25
TYPE	: A SERVICE RESIDENCE UNIT
ADDRESS	: UNIT NO. H-03-03, BSP 21, PERSIARAN SAUJANA PUTRA UTAMA, BANDAR SAUJANA PUTRA, 42610 JENJAROM, SELANGOR DARUL EHSAN
FLOOR AREA	: 97.00 SQUARE METRES (1,044 SQUARE FEET)
ASSIGNORS	: BARRY NGAU & ELLIYANNA PUYANG WAS
REMARKS	: BUMIPUTERA LOT
SOLICITOR	: MESSRS YH TEH & QUEK
RESERVE PRICE : RM 306,200.00	



LOT 008	HLI/1049/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. B-20-01, SENSORY RESIDENCE, JALAN SOUTHVILLE 1, SOUTHVILLE CITY, 43800 DENGKIL, SELANGOR DARUL EHSAN
FLOOR AREA	: 85.00 SQUARE METRES (915 SQUARE FEET)
ASSIGNORS	: NUR SYUHADA BINTI MOHAMAD SALLEH
REMARKS	: BUMIPUTERA LOT
SOLICITOR	: MESSRS YH TEH & QUEK
RESERVE PRICE : RM 218,700.00	



LOT 009	HLI/1051/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. B-14-04, SHOREA PARK RESIDENCE 1, JALAN SP 1, SHOREA PARK, 47120 PUCHONG, SELANGOR DARUL EHSAN
FLOOR AREA	: 51.00 SQUARE METRES (549 SQUARE FEET)
ASSIGNORS	: MOHD KAMARULZAMAN BIN MOHD ROSLI
REMARKS	: BUMIPUTERA LOT
SOLICITOR	: MESSRS S.N YAP & ASSOCIATES
RESERVE PRICE : RM 182,300.00	

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 LOT 001 to LOT 006 for " HONG LEONG BANK BERHAD / ASSIGNOR'S NAME" AND LOT 007 to LOT 009 "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 LOT 001 to LOT 006 for " HONG LEONG BANK BERHAD / ASSIGNOR'S NAME" AND LOT 007 to LOT 009 "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 HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD. 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 Further Particulars, Please Contact:

Vision Skybidz Auction Centre Sdn. Bhd.
 Sua Chong Yew (Licensed Auctioneer)
 Unit No. 20-04, Level 20, Menara Landmark,
 No. 12, Jalan Ngee Heng, 80000 Johor Bahru, Johor.
 Tel : 07 - 276 3383

For Loan Financing
 Please Contact
 Mortgage Sales Team at below:

JERRICK ONG (TEL NO.: 011 - 7276 2243)
 DANIEL NG (TEL NO.: 012 - 244 0446)

ADVOCATES & SOLICITORS

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VISION SKYBIDZ AUCTION CENTRE SDN BHD