

# PROCLAMATION OF SALE

## ON WEDNESDAY, 26TH FEBRUARY 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 NGEH HENG, 80000 JOHOR BAHRU, JOHOR.  
**(REGISTRATION CLOSE AT 10.00 A.M)**

PROSPECTIVE BIDDERS MAY ALSO SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE AT THE  
 UNDERMENTIONED AUCTIONEER'S WEBSITE AT [www.vsauction.com.my](http://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](http://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/1046/19
TYPE	: A DOUBLE STOREY LOW MEDIUM COST MID TERRACED HOUSE
ADDRESS	: NO. 37, JALAN BESTARI 24/3, TAMAN BESTARI INDAH, 81800 ULU TIRAM, JOHOR.
LAND AREA	: 72 SQUARE METRES (775 SQUARE FEET)
ASSIGNORS	: RAJA ROHISYAM BIN RAJA ALI
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

**RESERVE PRICE : RM 250,000.00**




LOT 002	REF: HL/1017/25
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. #17-06, BLOK A, PANGSAPURI RIMBA KOTA, JALAN ABDUL SAMAD, 80100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 116.04 SQUARE METRES (1,249 SQUARE FEET)
ASSIGNORS	: NURASSIA EMAH LANTAN ABDULLAH
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

**RESERVE PRICE : RM 560,000.00**




LOT 003	REF: HL/1018/25
TYPE	: A LOW MEDIUM COST FLAT
ADDRESS	: UNIT NO. 01-17, BLOCK LM 13, JALAN ENAU 16, TAMAN DAYA, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 62.0 SQUARE METRES (667.4 SQUARE FEET)
ASSIGNORS	: RAZALI BIN ALI
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

**RESERVE PRICE : RM 150,000.00**




LOT 004	REF: HL/1020/25
TYPE	: A LOW MEDIUM COST FLAT
ADDRESS	: UNIT NO. #01-02, BLOCK E, JALAN PADI MALINIA, BANDAR BARU UDA, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 66.1 SQUARE METRES (712 SQUARE FEET)
ASSIGNORS	: ABU BAKAR HAMZAH BIN MOHAMED
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

**RESERVE PRICE : RM 200,000.00**




LOT 005	REF: HL/1021/25
TYPE	: A LOW MEDIUM COST FLAT
ADDRESS	: UNIT NO. #04-05, BLOCK 3, JALAN MEWAH RIA 2/2, TAMAN BUKIT MEWAH, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 60.0 SQUARE METRES (645.9 SQUARE FEET)
ASSIGNORS	: MOHD AZMI BIN MOHD YUSOF & SUHAINIM BT. SAMSUDIN (F)
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

**RESERVE PRICE : RM 140,000.00**



LOT 006	REF: HL/1022/25
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. #20-02, BLOCK B, PANGSAPURI PUTRA MEWAH, JALAN SEGENTING, TAMAN BUKIT MEWAH, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 77.02 SQUARE METRES (829 SQUARE FEET)
ASSIGNORS	: ONG WEE CHIN & SEOW MEE HAP
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

**RESERVE PRICE : RM 380,000.00**



LOT 007	REF: HLI/1019/25
TYPE	: A LOW MEDIUM COST FLAT
ADDRESS	: UNIT NO. Q-G-03, BLOCK Q, JALAN SERI SETANGGI, TAMAN SERI SETANGGI, 80250 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 79.0 SQUARE METRES (850.4 SQUARE FEET)
ASSIGNORS	: FARIHAH BINTI MOHD AMIN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

**RESERVE PRICE : RM 250,000.00**

### 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 LOT 001 TO LOT 006 for " HONG LEONG BANK BERHAD / ASSIGNOR'S NAME" AND LOT 007 for "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 for "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 Chona 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 as below:

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

ADVOCATES &  
 SOLICITORS

Messrs Faizal Siow Brockett & Cho  
 Tel: 07 - 333 2322 / 07 - 332 432

Messrs Mimirahayu Haniff Heng & Partners  
 Tel: 03-6203 0823 / 03-6204 0823

Messrs Manjit Singh Sachdev,  
 Mohammad Radzi & Partners  
 Tel: 03 - 5631 0415



**VISION SKYBIDZ AUCTION CENTRE SDN BHD**