

PROCLAMATION OF SALE

ON MONDAY, 03RD 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 NGEE 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 ("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/1001/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO.18-01, BLOCK C, PANGSAPURI KEMPAS INDAH (ALSO KNOWN AS D'SECRET GARDEN @ KEMPAS INDAH), JALAN KEMPAS INDAH, TAMAN KEMPAS INDAH, 81300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 91.0 SQUARE METRES (979.5 SQUARE FEET)
ASSIGNORS	: WONG LING KIONG
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
RESERVE PRICE : RM 369,000.00	



LOT 002	REF: HL/1003/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #A-11-06, RESIDENSI BORA, JALAN DANGA 1/1, DANGA BAY, 80200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 102.5 SQUARE METRES (1,103.30 SQUARE FEET)
ASSIGNORS	: GOH SIEW CHIN
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
RESERVE PRICE : RM 450,000.00	




LOT 003	REF: HL/1068/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #10-07, MENARA A, RESIDENSI MUTIARA, JALAN MUTIARA EMAS UTAMA, TAMAN MOUNT AUSTIN, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 134.06 SQUARE METRES (1,443 SQUARE FEET)
ASSIGNORS	: DEVANTHIRAN A/L GOVINDAN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,
RESERVE PRICE : RM 580,000.00	



LOT 004	REF: HL/1015/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #15-11, BLOCK C, PANGSAPURI KEMPAS INDAH, JALAN KEMPAS INDAH, TAMAN KEMPAS INDAH, 81300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 127 SQUARE METRES (1,367 SQUARE FEET)
ASSIGNORS	: PRISCILA VOO
REMARKS	: BUMI RELEASE
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,
RESERVE PRICE : RM 400,000.00	



LOT 005	REF: HL/1005/25
TYPE	: AN APARTMENT UNIT UNDER "RUMAH MAMPU MILIK JOHOR (RMMJ)"
ADDRESS	: UNIT NO. 03-11, BLOCK A, PANGSAPURI PULAI MUTIARA 2, JALAN PULAI MUTIARA UTAMA 2, TAMAN PULAI MUTIARA, 81300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 94.0 SQUARE METRES (1,011.8 SQUARE FEET)
ASSIGNORS	: SHARVEEN A/L VEJAYAN & SUBHASREE A/P MURALI
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
RESERVE PRICE : RM 150,000.00	



LOT 006	HL/1006/25
TYPE	: A STRATIFIED DOUBLE STOREY MID TERRACED HOUSE
ADDRESS	: NO. 72, JALAN EKOFLORA 5/3, TAMAN EKOFLORA, 81100 JOHOR BAHRU, JOHOR.
LAND AREA	: 148.64 SQUARE METRES (1,593 SQUARE FEET)
ASSIGNORS	: LOH LI KHOON
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,
RESERVE PRICE : RM 750,000.00	



LOT 007	REF: HL/1009/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. A2-03A-09, BLOCK A2, PANGSAPURI SIERRA MERIDIAN (ALSO KNOWN AS MERIDIAN BAYVUE SERVICED APARTMENT), JALAN SIERRA PERDANA 6/3, TAMAN SIERRA PERDANA, 81750 MASAI, JOHOR.
FLOOR AREA	: 90.0 SQUARE METRES (968.8 SQUARE FEET)
ASSIGNORS	: LIM TOW WENG & LEE HAN FAN
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
RESERVE PRICE : RM 420,000.00	



LOT 008	REF: HL/1010/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 14-04, SERI MELDRUM (ALSO KNOWN AS SKY HABITAT @ MELDRUM HILL), JALAN TENTERAM, 80300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 84.0 SQUARE METRES (904.2 SQUARE FEET)
ASSIGNORS	: BAVETRA A/P RAJAN
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
RESERVE PRICE : RM 540,000.00	



LOT 009	REF: HL/1013/25
TYPE	: AN APARTMENT UNIT UNDER "RUMAH MAMPU MILIK JOHOR (RMMJ)"
ADDRESS	: UNIT NO. C-02-14, BLOCK C, PANGSAPURI DENAI NUSANTARA, PERSIARAN DENAI, TAMAN DENAI NUSANTARA, 81550 GELANG PATAH, JOHOR.
FLOOR AREA	: 94.0 SQUARE METRES (1,011.8 SQUARE FEET)
ASSIGNORS	: STANLEY KUMAR A/L MICHAEL
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 230,000.00



LOT 010	REF: HL/1014/25
TYPE	: A RENOVATED INTERMEDIATE DOUBLE STOREY LOW MEDIUM COST TERRACE HOUSE
ADDRESS	: NO. 150, JALAN SENTOSA 19, TAMAN NUSA DAMAI, 81700 PASIR GUDANG, JOHOR.
LAND AREA	: 102.0 SQUARE METRES (1,098.0 SQUARE FEET)
ASSIGNORS	: MOHAMAD ZIN BIN MD DHAZAM & AISHARINA BINTI SHUIB
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 330,000.00



LOT 011	REF: HL/1015/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #09-06, MENARA D, RESIDENSI MASAI (ALSO KNOWN AS PARC REGENCY SERVICED APARTMENT), JALAN MASAI JAYA 2, 81750 MASAI, JOHOR.
FLOOR AREA	: 75.3 SQUARE METRES (810.0 SQUARE FEET)
ASSIGNORS	: TEE CHIN HAN
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 310,000.00



LOT 012	REF: HL/1016/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #A-24-03A, RESIDENSI BORA, JALAN DANGA 1/1, DANGA BAY, 80200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 101.1 SQUARE METRES (1,088.23 SQUARE FEET)
ASSIGNORS	: NG AH TECK
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 520,000.00



LOT 013	REF: HL/1055/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #03A-08, BLOCK A, PANGSAPURI AUSTIN PERDANA (ALSO KNOWN AS AUSTIN REGENCY @ MOUNT AUSTIN), JALAN AUSTIN PERDANA UTAMA, TAMAN AUSTIN PERDANA, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 122.31 SQUARE METRES (1,316.58 SQUARE FEET)
ASSIGNORS	: LOH KAH BOON & LOH ANN CHI
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 470,000.00



LOT 014	REF: HLI/1095/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 21-16, BLOCK B, PANGSAPURI JENTAYU, JALAN JENTAYU, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 102.0 SQUARE METRES (1,098.0 SQUARE FEET)
ASSIGNORS	: WONG KHAR KHUEN
REMARK	: BUMIPUTRA LOT
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 340,200.00



LOT 015	REF: HLI/1004/25
TYPE	: A DOUBLE STOREY TERRACE HOUSE
ADDRESS	: NO. 1025, JALAN SCIENTEX 21, TAMAN SCIENTEX, 81030 KELAPA SAWIT, JOHOR.
LAND AREA	: 89.2 SQUARE METRES (960.14 SQUARE FEET)
ASSIGNORS	: MURUGEN A/L KUPPUSAMY
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

RESERVE PRICE : RM 300,000.00



LOT 016	REF: HLI/1012/25
TYPE	: A LOW MEDIUM COST FLAT
ADDRESS	: UNIT NO. #05-10, BLOCK D, JALAN SERI MOLEK PERDANA 2, TAMAN SERI MOLEK PERDANA, 81750 MASAI, JOHOR.
FLOOR AREA	: 69.7 SQUARE METRES (750.0 SQUARE FEET)
ASSIGNORS	: HEZRIE BIN HUSSIN
REMARKS	: BUMI LOT
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 130,000.00



LOT 017	REF: HLI/1016/22
TYPE	: A DOUBLE STOREY MID TERRACED HOUSE
ADDRESS	: NO. 16, JALAN PERDANA 2/11, TAMAN SRI PULAI PERDANA 2, 81300 SKUDAI, JOHOR.
LAND AREA	: 143.1 SQUARE METRES (1,540 SQUARE FEET)
ASSIGNORS	: SUJENDRAN A/L CHANDRASAKAR & NITHYAMALAR A/P GUNALAN
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 530,000.00



LOT 018	REF: HLI/1011/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #08-10, PANGSAPURI SERI 18, JALAN PERSIARAN JAYA PUTRA, BANDAR JAYA PUTRA, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 82.498 SQUARE METRES (888 SQUARE FEET)
ASSIGNORS	: LAI LAI HWA
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

RESERVE PRICE : RM 370,000.00

HONG LEONG BANK BERHAD

HONG LEONG ISLAMIC BANK BERHAD

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 013 for " HONG LEONG BANK BERHAD / ASSIGNOR'S NAME" AND LOT 014 to LOT 018 "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 013 for " HONG LEONG BANK BERHAD / ASSIGNOR'S NAME" AND LOT 014 to LOT 018 "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.

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 as below:

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



Messrs Faizal Siow Brockett & Cho
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Messrs Mimirahayu Haniff Heng & Partners
 Tel: 03-6203 0823 / 03-6204 0823

Messrs Manjit Singh Sachdev, Mohammad
 Radzi & Partners
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