

# PROCLAMATION OF SALE

## ON FRIDAY, 21ST MARCH 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 NGENE 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/1017/23
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. C-3-7, BLOCK C, RESIDENSI ANJUNG HIJAUAN, JALAN MUTIARA 1/15, TAMAN MUTIARA MAS, 81300 SKUDAI, JOHOR.
FLOOR AREA	: 106 SQUARE METRES (1,141 SQUARE FEET)
ASSIGNORS	: TIU CHENG HUI & CHUAH BEE YUEN
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
<b>RESERVE PRICE : RM 350,000.00</b>	




LOT 002	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
<b>RESERVE PRICE : RM 421,200.00</b>	




LOT 003	REF: HL/1020/25
TYPE	: A LOW MEDIUM COST FLAT
ADDRESS	: UNIT NO. #01-02, BLOCK E, JALAN PADI MALINJA, 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
<b>RESERVE PRICE : RM 180,000.00</b>	




LOT 004	REF: HL/1023/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #08-10, BLOCK C2, PANGSAPURI MAYLAND AUSTIN, JALAN MUTIARA EMAS 9/23, TAMAN MOUNT AUSTIN, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 44.96 SQUARE METRES (483.95 SQUARE FEET)
ASSIGNORS	: CHOW JIE FENG
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
<b>RESERVE PRICE : RM 230,000.00</b>	




LOT 005	HL/1030/25
TYPE	: A LOW COST FLAT UNIT
ADDRESS	: UNIT NO. #01-01, BLOCK C, SRI ANUGERAH, (FORMERLY KNOWN AS PURI LANGKASUKA), JALAN LANGKASUKA, 80350 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 65.0 SQUARE METRES (699.6 SQUARE FEET)
ASSIGNORS	: MOHD NOOR BIN ISMAIL
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
<b>RESERVE PRICE : RM 180,000.00</b>	



LOT 006	HL/1031/25
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)
ASSIGNORS	: LAW CHEE WEI
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
<b>RESERVE PRICE : RM 400,000.00</b>	



LOT 007	REF: HL/1033/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. A-0903, PANGSAPURI DUTA IMPIANA, PANGSAPURI DUTA IMPIANA, TAMAN BUKIT MANGKAP, 81000 ISKANDAR PUTERI, JOHOR.
FLOOR AREA	: 106.93 SQUARE METRES (1,150.98 SQUARE FEET)
ASSIGNORS	: CHONG WEEI CHON & OOI JIA WEN
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
<b>RESERVE PRICE : RM 560,000.00</b>	



LOT 008	REF: HL/1034/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #6-10, BLOK B, PANGSAPURI DUTA IMPIANA, TAMAN BUKIT MANGKAP, 81000 ISKANDAR PUTERI, JOHOR.
FLOOR AREA	: 92.5 SQUARE METRES (995.70 SQUARE FEET)
ASSIGNORS	: LIM TZI FENG
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
<b>RESERVE PRICE : RM 420,000.00</b>	



LOT 009	REF: HL/1012/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. B-25-05, BLOK B, PANGSAPURI MIDAS, JALAN PERSISIRAN PERLING, TAMAN PERLING, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 86.03 SQUARE METRES (926 SQUARE FEET)
ASSIGNORS	: ARIVALAN A/L ARUMUGAM & LETCHUMY A/P NARAYANASAMY
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
<b>RESERVE PRICE : RM 330,000.00</b>	



LOT 010	REF: HL/1014/24
TYPE	: A DOUBLE STOREY TERRACE HOUSE
ADDRESS	: NO. 253, JALAN CIEK, P11/9, TAMAN CIEK, 81400 BENTONG, JOHOR.
LAND AREA	: 100 SQUARE METRES (1,076.39 SQUARE FEET)
ASSIGNORS	: KALAIM RANJAN SUNDARAM & MALAH A/P JOYID
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
<b>RESERVE PRICE : RM 430,000.00</b>	



LOT 011	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
<b>RESERVE PRICE : RM 298,900.00</b>	



LOT 012	REF: HL/1047/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #29-12, PANGSAPURI RINTING INDAH (ALSO KNOWN AS KSL AVERY PARK), JALAN RINTING, TAMAN RINTING, 81750 MASAI, JOHOR.
FLOOR AREA	: 80.08 SQUARE METRES (862 SQUARE FEET)
ASSIGNORS	: PHAYUK A/L UDOM
REMARKS	: BUMIPUTERA LOT
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS.
<b>RESERVE PRICE : RM 335,000.00</b>	



LOT 013	REF: HL/1078/24
TYPE	: A DOUBLE STOREY DETACHED HOUSE
ADDRESS	: NO. 7, JALAN P11, TAMAN SEROM PERDANA, 81000 TANGKAK, JOHOR.
LAND AREA	: 418 SQUARE METRES (4,500 SQUARE FEET)
ASSIGNORS	: TIT LIA HSIA
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
<b>RESERVE PRICE : RM 700,000.00</b>	



LOT 014	REF: HL/1041/25
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. #21-02, BLOCK C, APARTMENT BOTANIKA, JALAN BAYU PUTERI 2, TAMAN BAYU PUTERI, 80150 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 132.1 SQUARE METRES (1,422 SQUARE FEET)
ASSIGNORS	: YAK KANG HAO (YI KANGHAO)
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS.
<b>RESERVE PRICE : RM 570,000.00</b>	



LOT 015	REF: HLI/1036/25
TYPE	: A LOW-MEDIUM COST FLAT UNIT
ADDRESS	: UNIT NO. E-03-01, BLOCK E, JALAN SERI SETANGGI, TAMAN SERI SETANGGI, 80250 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 69.7 SQUARE METRES (750.0 SQUARE FEET)
ASSIGNORS	: ABRIZAH BINTI OMAR & YA'COB BIN ABU YAMAN
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
<b>RESERVE PRICE : RM 220,000.00</b>	



LOT 016	REF: HLI/1037/25
TYPE	: A LOW MEDIUM COST APARTMENT UNIT
ADDRESS	: UNIT NO. B-02-05, BLOCK B, JALAN EJ 1/4, TAMAN EHSAN JAYA, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 72 SQUARE METRES (775 SQUARE FEET)
ASSIGNORS	: MOHAMMAD RIZAL BIN ISMAIL
REMARKS	: BUMIPUTERA LOT
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
<b>RESERVE PRICE : RM 160,000.00</b>	



LOT 017	REF: HLI/1048/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. E-16-01, APARTMEN NUSA PUNCAK (ALSO KNOWN AS NUSA HEIGHTS APARTMENTS), TAMAN NUSA PUNCAK, 81550 GELANG PATAH, JOHOR.
FLOOR AREA	: 53.0 SQUARE METRES (570.5 SQUARE FEET)
ASSIGNORS	: MOHD AZIM AZERAI BIN MD ZAHARI
REMARKS	: BUMIPUTERA LOT
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS.
<b>RESERVE PRICE : RM 200,000.00</b>	



LOT 018	REF: HLI/1024/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #30-20, MENARA B, PANGSAPURI PUNCAK KEMPAS UTAMA, JALAN KEMPAS UTAMA 2/6, TAMAN KEMPAS UTAMA, 81300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 84 SQUARE METRES (904 SQUARE FEET)
ASSIGNORS	: MUHAMAD BIN SALIKIN
REMARKS	: BUMIPUTERA LOT
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
<b>RESERVE PRICE : RM 300,000.00</b>	



LOT 019	REF: HLI/1028/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #06-03, BLOCK B, RESIDENSI KSL, JALAN DELIMA 3/2, TAMAN DELIMA 1, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 101.89 SQUARE METRES (1,096.73 SQUARE FEET)
ASSIGNORS	: NG KOK HOONG
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
<b>RESERVE PRICE : RM 370,000.00</b>	



LOT 020	REF: HLI/1029/25
TYPE	: AN INTERMEDIATE DOUBLE STOREY TERRACE HOUSE
ADDRESS	: NO. 11, JALAN PUTERA INDAH 12/20, TAMAN PUTERA INDAH, TONGKANG PECHAH, 83010 BATU PAHAU, JOHOR.
LAND AREA	: 120.774 SQUARE METRES (1,300 SQUARE FEET)
ASSIGNORS	: AMIRUL LOUIS BIN ABDULLAH
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
<b>RESERVE PRICE : RM 320,000.00</b>	



LOT 021	REF: HLI/1035/25
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. B-G-01, BLOCK B, RESIDENSI IDAMAN (ALSO KNOWN AS IDAMAN RESIDENCE), JALAN IDAMAN 9, TAMAN NUSA IDAMAN, 79100 ISKANDAR PUTERI, JOHOR.
FLOOR AREA	: 128.7 SQUARE METRES (1,385.0 SQUARE FEET)
ASSIGNORS	: SHAMSUDIN BIN AHMAD
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

**RESERVE PRICE : RM 400,000.00**



LOT 022	REF: HLI/1040/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #03-07, MENARA D1, PANGSAPURI PUNCAK KEMPAS (ALSO KNOWN AS D'SUMMIT RESIDENCE), JALAN KEMPAS UTAMA 2/6, TAMAN KEMPAS UTAMA, 81300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 116 SQUARE METRES (1,248.7 SQUARE FEET)
ASSIGNORS	: MOHAMED ALAMSHA BIN ABD RAHMAN
REMARKS	: BUMIPUTERA LOT
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

**RESERVE PRICE : RM 400,000.00**



LOT 023	REF: HLI/1038/25
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. I-30-07, EDUCENTRAL, NO. 1, JALAN SETIA MURNI U13/51, SETIA ALAM, SEKSYEN U13, 40170 SHAH ALAM, SELANGOR.
FLOOR AREA	: 46.64 SQUARE METRES (502 SQUARE FEET)
ASSIGNORS	: NOR AISHAH BINTI MAT NAWAWI
SOLICITOR	: MESSRS AZHAR & WONG

**RESERVE PRICE : RM 190,400.00**



LOT 024	REF: HLI/1039/25
TYPE	: A CONDOMINIUM UNIT
ADDRESS	: UNIT NO. 15-6, SECOYA RESIDENCES (RESIDENSI PANTAI SENTRAL 2), JALAN PANTAI MURNI 7, PANTAI SENTRAL PARK, 59200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR.
FLOOR AREA	: 136 SQUARE METRES (1,464 SQUARE FEET)
ASSIGNORS	: MAN SIEW YIN
SOLICITOR	: MESSRS AMIN-TAN & CO

**RESERVE PRICE : RM 801,900.00**

**HONG LEONG BANK BERHAD**

**HONG LEONG ISLAMIC BANK BERHAD**

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 014 for " HONG LEONG BANK BERHAD / ASSIGNOR'S NAME" AND LOT 015 to LOT 024 "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 014 for " HONG LEONG BANK BERHAD / ASSIGNOR'S NAME" AND LOT 015 to LOT 024 "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:**  
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 No. 12, Jalan Ngee Heng, 80000 Johor Bahru, Johor.  
 Tel : 07 - 276 3383



**VISION SKYBIDZ AUCTION CENTRE SDN BHD**