

PROCLAMATION OF SALE

ON FRIDAY, 11TH OCTOBER 2024 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 NGEER 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 of 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 1	REF: HLI/1007/23
TYPE	: A LOW COST FLAT UNIT
ADDRESS	: UNIT NO. #04-12, BLOCK B, PANGSA LAMAN TASIK, JALAN HARMONI UTAMA, TAMAN REDANG, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 63.53 SQUARE METRES (684 SQUARE FEET)
ASSIGNOR	: MASTURA BINTI ZULKIFLI
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 100,00.00



LOT 2	REF: HL/1069/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 10-03, BLOCK B, PANGSAPURI MIDAS, JALAN PERSISIRAN PERLING, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 86.0 SQUARE METRES (926 SQUARE FEET)
ASSIGNORS	: FONG CHEE LOONG & YAW KAR MOON
SOLICITOR	: MESSRS CLARENCE EDWIN LAW OFFICES

RESERVE PRICE : RM 319,500.00



LOT 3	REF: HL/1072/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. C-18-02, PANGSAPURI MIDAS SERI ALAM, PERSIARAN SERI ALAM, BANDAR SERI ALAM, 81750 MASAI, JOHOR.
FLOOR AREA	: 62.0 SQUARE METRES (667.4 SQUARE FEET)
ASSIGNOR	: MARCEL JEEM
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 236,000.00



LOT 4	REF: HL/1076/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #08-05, PANGSAPURI TASEK IMPIAN (ALSO KNOWN AS D'TASEK RESIDENCES @ TAMAN TASEK), JALAN SURIA MUAFAKAT 1, TAMAN SURIA MUAFAKAT, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 93.0 SQUARE METRES (1,001.1 SQUARE FEET)
ASSIGNOR	: NG KAR SOON
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS,

RESERVE PRICE : RM 420,000.00

HONG LEONG ISLAMIC BANK BERHAD

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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 for "HONG LEONG ISLAMIC BANK BERHAD / ASSIGNOR'S NAME" or LOT 002 until LOT 004 for " HONG LEONG 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 for "HONG LEONG ISLAMIC BANK BERHAD / ASSIGNOR'S NAME" or LOT 002 until LOT 004 for " HONG LEONG 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)

ADVOCATES &
SOLICITORS

Messrs Faizal Siow Brockett & Cho
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Messrs Clarence Edwin Law Offices
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Messrs Manjit Singh Sachdev,
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VISION SKYBIDZ AUCTION CENTRE SDN BHD