

# PROCLAMATION OF SALE

**ON TUESDAY, 14TH MAY 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 NGEEN 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 1	REF: HL/1008/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #13-09, PANGSAPURI LAGENDA TASEK, JALAN PADI MAKMUR, TAMAN SURIA MUAFAKAT, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 105.0 SQUARE METRES (1,130.2 SQUARE FEET)
ASSIGNOR	: PAW SHEE JYE
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
<b>RESERVE PRICE : RM 333,000.00</b>	



LOT 2	REF: HL/1001/19
TYPE	: A SINGLE STOREY TERRACE HOUSE
ADDRESS	: NO. 10, JALAN INDAH 28/16, TAMAN BUKIT INDAH, 79100 ISKANDAR PUTERI, JOHOR.
LAND AREA	: 133 SQUARE METRES
ASSIGNOR	: RAJASEKARAN A/L MUNIANDI
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
<b>RESERVE PRICE : RM 460,000.00</b>	



LOT 3	REF: HL/1012/24
TYPE	: A THREE BEDROOM SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 25-05, BLOK B, PANGSAPURI MIDAS, JALAN PERSISIRAN PERLING, TAMAN PERLING, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 86.03 SQUARE METRES (926 SQUARE FEET)
ASSIGNOR(S)	: 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 4	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)
ASSIGNOR	: PRISCILA VOO
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
<b>RESERVE PRICE : RM 400,000.00</b>	



LOT 5	REF: HL/1016/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 01-08, PANGSAPURI PERMATA AUSTIN (also known as Austin Suites), JALAN AUSTIN PERDANA 1, TAMAN AUSTIN PERDANA, 81100 JOHOR BAHRU, JOHOR
FLOOR AREA	: 129.0 SQUARE METRES (1,388.6 SQUARE FEET)
ASSIGNOR(S)	: LEONG CHEE NING & LEONG CHEE YIP
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
<b>RESERVE PRICE : RM 490,000.00</b>	



LOT 6	REF: HL/1017/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. 03-09, PANGSAPURI PERMATA AUSTIN (also known as Austin Suites), JALAN AUSTIN PERDANA 1, TAMAN AUSTIN PERDANA, 81100 JOHOR BAHRU, JOHOR
FLOOR AREA	: 129.0 SQUARE METRES (1,388.6 SQUARE FEET)
ASSIGNOR(S)	: KHOR CHAI SEE & TANG SIEW ENG
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
<b>RESERVE PRICE : RM 495,000.00</b>	



LOT 7	REF: HLI/1018/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #16-15, BLOCK D, PANGSAPURI AMARA LARKIN, JALAN LARKIN, 80350 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 79.2 SQUARE METRES (853.0 SQUARE FEET)
ASSIGNOR	: WONG YEW CHOY
SOLICITOR	: MESSRS CLARENCE EDWIN LAW OFFICES



LOT 8	REF: HLI/1019/24
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #08-17, MENARA A, RESIDENSI MASAI, (also known as Parc Regency Serviced Apartment), JALAN MASAI JAYA 2, 81750 MASAI, JOHOR.
FLOOR AREA	: 75.2 SQUARE METRES (810.0 SQUARE FEET)
ASSIGNOR	: MATTHEW CHIN LI PIN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

NOTES : BUMIPUTERA RELEASE UNITS

**RESERVE PRICE : RM 340,000.00**

**RESERVE PRICE : RM 310,000.00**



**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 1 to LOT 6 for "HONG LEONG BANK BERHAD / ASSIGNOR'S NAME"** or **LOT 7 and LOT 8 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 1 to LOT 6 for "HONG LEONG BANK BERHAD / ASSIGNOR'S NAME"** or **LOT 7 and LOT 8 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.

*For Loan Financing,  
Please Contact  
Mortgage Sales Team as  
below:*



**JERRICK ONG**  
**011 - 7276 2243**



**DANIEL NG**  
**012 - 264 0446**

**For Further Particulars, Please Contact:**

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**VISION SKYBIDZ AUCTION CENTRE SDN BHD**