

PROCLAMATION OF SALE

ON FRIDAY, 26TH APRIL 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 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 ("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 1	REF: HL/1008/24
TYPE	: A SERVICE APARTMENT
ADDRESS	: UNIT NO. #13-09, PANGSAPURI LAGENDA TASEK, JALAN PADI MAKMUR, TAMAN SURIA MUFAKAT, 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

RESERVE PRICE : RM 370,000.00



LOT 2	REF: HL/1009/24
TYPE	: A DOUBLE STOREY TERRACED HOUSE WITHIN A GATED AND GUARDED COMMUNITY
ADDRESS	: NO. 7, JALAN PERDANA 2/9, TAMAN SRI PULAI PERDANA 2, 81300 SKUDAI, JOHOR.
LAND AREA	: 143.1 SQUARE METRES (1,540 SQUARE FEET)
ASSIGNOR(S)	: ANGELINA CHIA MUI HOON & WEE CHIN TUAN
SOLICITOR	: MESSRS CLARENCE EDWIN LAW OFFICES

RESERVE PRICE : RM 500,000.00



LOT 3	REF: HLI/1010/24
TYPE	: A LOW MEDIUM COST APARTMENT
ADDRESS	: UNIT NO. 04-06, BLOK G, TAMAN SERI SETANGGI, 80250 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 78.967 SQUARE METRES (850 SQUARE FEET)
ASSIGNOR	: MOHD RAMZUL EKHSAN BIN MOHAMAD
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 220,000.00





LOT 4	REF: HLI/1011/24
TYPE	: A LOW COST FLAT
ADDRESS	: UNIT NO. #03-12, BLOCK H, PANGSA LAMAN TASIK, JALAN HARMONI UTAMA, TAMAN REDANG, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 63.0 SQUARE METRES (678.1 SQUARE FEET)
ASSIGNOR	: MOHD ZAIN BIN MAT NOR
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 90,000.00

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 1 and LOT 2 for "HONG LEONG BANK BERHAD / ASSIGNOR'S NAME" / LOT 3 and LOT 4 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 and LOT 2 for "HONG LEONG BANK BERHAD / ASSIGNOR'S NAME" / LOT 3 and LOT 4 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 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:

DANIEL NG
 012 - 264 0446

JERRICK ONG
 011 - 7276 2243



Messrs Faizal Siow Brockett & Cho
Advocates & Solicitors

Tel: 07 - 333 2322 / 07 - 332 4322



Messrs Clarence Edwin Law Offices
Advocates & Solicitors

Tel: 07-335 0008 / 07- 335 8686

