

PROCLAMATION OF SALE

ON THURSDAY, 13TH APRIL 2023 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/1034/19
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #19-01, BLOCK C, PANGSAPURI SERI BAYU (also known as Grandview 360), JALAN PERSIARAN BAYU PUTERI 2, TAMAN BAYU PUTERI, 80150 JOHOR BAHRU, JOHOR DARUL TAKZIM.
FLOOR AREA	: 145.0 SQUARE METRES (1,560.8 SQUARE FEET)
ASSIGNOR	: WONG WEE PENG
SOLICITOR	: MESSRS LIM & HOOI

RESERVE PRICE : RM 522,000.00

LOT 2	REF: HL/1005/23
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. A-31-11, RESIDENSI BORA (also known as Bora Residences), JALAN DANGA 1/1, TELUK DANGA BAY, 80200 JOHOR BAHRU, JOHOR DARUL TAKZIM.
FLOOR AREA	: 101.1 SQUARE METRES (1,088.3 SQUARE FEET)
ASSIGNOR	: TAN YOUNG MENG
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO

RESERVE PRICE : RM 570,000.00



HONG LEONG 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 & LOT 2 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 1 & LOT 2 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**. 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

Messrs Lim & Hooi
Advocates & Solicitors
Tel: 07 - 222 1788 /1792

Messrs Faizal Siow Brockett & Cho
Advocates & Solicitors
Tel: 07 - 333 2322 / 07 - 332 4322



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