

PROCLAMATION OF SALE

In the exercise of the rights and powers conferred upon the Assignee(s)/Financier(s)/Lender(s) under Loan Agreement and/or Deed of Assignment entered into between the Assignee(s)/Financier(s)/Lender(s) and the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee(s)/Financier(s)/Lender(s) with the assistance of the undermentioned Auctioneer will sell the property(ies) by public auction.

**ON WEDNESDAY, THE 04TH DAY OF MARCH, 2026
AT 10.30 A.M AUCTION
VIA ONLINE BIDDING AT WWW.VSAUCTION.COM.MY**

Alternatively, 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)



5%

Deposit
(five percent
of the
reserve price)



001

RM25,500

A Serviced
Apartment Unit

Ref: DC10021989 • Size: 1,000 Sq. Ft
Unit No. DR03-F3A01, Block DR03,
Pangsapuri Damai Ria (Dedalu Ria),
Bandar Universiti Teknologi Lagenda,
71700 Mantin, Negeri Sembilan.



002

RM24,800

A Serviced
Apartment Unit

Ref: DC10016036 • Size: 1,000 Sq. Ft
Unit No. AR12-F303, Block AR12,
Pangsapuri Ara Ria, Bandar Universiti
Teknologi Lagenda, 71700 Mantin,
Negeri Sembilan.



For LOT NO. 001 and LOT NO. 002 :

All service and maintenance charges, quit rent, assessments, taxes, utilities, administrative charges and any other outgoings including charges for late payment which are due and payable to any relevant authority, body and/or Developer whether accrued prior to and after the date of Auction in respect of the Property shall be solely borne by and is the sole responsibility of the Successful Purchaser. The Assignee/Financier shall not in any manner be held liable and/or responsible for such payment whatsoever.

Prior to the auction sale, all intending bidders are advised to seek and obtain from the developer and/or Joint Management Committee and/or anybody/corporation/entity responsible for managing/maintaining the Property and/or the relevant authorities/bodies on all outstanding service and maintenance charges, quit rent, assessments, taxes, utilities, administrative charges and any other outgoings including charges for late payment.



003

RM58,000

An Apartment
Unit

Ref: DC10007474 • Size: 1,000 Sq. Ft
Unit No. DR18-F203A, Pangsapuri Damai
Ria, Bandar Universiti Teknologi
Lagenda, 71700 Mantin,
Negeri Sembilan.

For LOT NO. 003 :

All service and maintenance charges, quit rent, assessment, taxes, utilities, administrative charges and any other outgoings including charges for late payment which are due and payable to any relevant authority, body and/or Developer whether accrued prior to or after the date of Auction in respect of the Properties shall be solely borne by, and is the sole responsibility of the Successful Purchaser. The Assignee/Bank shall not in any manner be held liable and/or responsible for such payment whatsoever.



004

RM162,000

A Serviced
Apartment Unit

Ref: DC10064349 • Size: 398 Sq. Ft
Unit No. LP2-3A-13A, Block LP2, Laman
Komersil Areca (Starz Valley
Residence), Jalan BBN 12/1, Putra Nilai,
71800 Nilai, Negeri Sembilan.



005

RM64,200

An Apartment
Unit

Ref: DC10067651 • Size: 441 Sq. Ft
Unit No. D-3-20, Block D, PD Tiara Bay
Apartments (Tiara Beach Resort), Batu
13, Jalan Pantai, Pasir Panjang, 71250
Port Dickson, Negeri Sembilan.



006

RM320,200

A Service
Apartment Unit

Ref: DC10058803 • Size: 810 Sq. Ft
Unit No. 09-15, Menara D, Residensi
Masai (also known as Parc Regency
Serviced Apartment), Jalan Masai Jaya
2, 81100 Johor Bahru, Johor.



007

RM756,000

A Serviced
Apartment Unit

Ref: DC10065074 • Size: 1,435 Sq. Ft
Unit No. #38-02, Blok 12B, Royal
Strand, Persiaran Danga Perdana,
Country Garden Danga Bay,
80200 Johor Bahru, Johor.



008

RM126,000

A Low-Cost Walk
Up Apartment Unit

Ref: DC10069158 • Size: 656.6 Sq. Ft
Unit No. 03-16, Block S,
Jalan Tasek 64, Bandar Seri Alam,
81750 Masai, Johor.

Prospective bidders may bid online

WWW.VSAUCTION.COM.MY

Kindly Call 016- 702 5122 /
016 - 717 5122 for assistance
(You will be notified once your
registration has been approved).

FOR LOAN FINANCING, PLEASE
CONTACT OFFICER TEAM AS
BELOW:-

JOHOR – SOH CHIN WAH
(012 - 722 3598)
MELAKA – MAY TAN
(012 – 651 6668)

For LOT NO. 004 to LOT NO. 008:

All service and maintenance charges, quit rent and assessments payable in respect of the Property shall be apportioned as at the date of auction. Subject to the Successful Purchaser complying with the stipulations by sub clause (a) and (b) below, the portion attributable for the period up to the date of auction shall be paid out from the Purchase Price. The portion attributable from the date of auction shall be solely borne by the Successful Purchaser.

The Successful Purchaser shall:

- Pay all service and maintenance charges, quit rent and assessment in respect of the Property from the date of the auction.
- Submit evidence of the relevant payments in respect of service and maintenance charges, quit rent and assessment by way of the original receipt(s) and/or copy of the original receipt(s) duly certified by the issuer of the said receipt(s) and itemized billing of the respective charges to the Assignee/Bank/Financier together with the payment of the Balance of Purchase Price. For the avoidance of doubt, in the event such receipt(s) and itemized billing are not submitted, any subsequent claims made thereunder will not be entertained by the Assignee/Bank/Financier.

In collaboration with:

CIMB PROPERTY AUCTION

03 - 2635 2088 | auctionenquiry@cimb.com | cimb.com.my/propauction

The photographs shown herein are solely for general identification and information. Prospective Bidders are advised to obtain a copy of Conditions of sale and to inspect the property(ies) and conduct and rely on their own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided on the property(ies) and to seek their own professional advice in with regard to the sale.

The Assignee/Chargee/Lender/Financier makes no representation or warranty whatsoever as to the accuracy or the actual condition of the above property(ies) nor the particulars of such property(ies). All prospective bidders should also note that any property(ies) listed as available for the auction sale herein are subject to the respective terms and conditions of sale governing the auction sale of the property(ies) (which has been or will be advertised accordingly or will be made available upon request, as the case may be). The Assignee/Chargee/Lender/Financier makes no guarantee that the property(ies) will be sold/auctioned at the reserve price indicated as the same is subject to the bid of a higher price made by the interested bidder(s) and such auction price is also subject to change at any time at the absolute discretion of the Assignee/Chargee/Lender/Financier without any prior notice. The Assignee/Chargee/Lender/Financier further reserve the rights to withdraw the property(ies) listed from the auction sale without the need to render any reasons and the Assignee/Chargee/Lender/Financier shall not be held liable or responsible for any cost and expenses that may be incurred or had incurred by the Prospective Bidders as a result of the said withdrawal. The decision of the Assignee/Chargee/Lender/Financier in relation to the auction sale shall be final and shall not be subject to challenge. The Assignee/Chargee/Lender/Financier and its agents shall not be held liable for the contents herein in any manner or under any circumstances whatsoever including but not limited to withdrawal of the property(ies) listed from the auction sale.

Bumiputra Lot

CIMB Islamic Bank Berhad

Malay Reserved Land

Malaysian Citizen

LOT NO. 001 to LOT NO. 008 will be auctioned by VISION SKYBIDZ AUCTION CENTRE SDN. BHD.
COMPANY NO.: 200701030189 (788215-H)

Licensed Auctioneer: SUA CHONG YEW & MOHAMAD SHAFIQ BIN MOHAMAD HAIR

Unit No. 20-04, Level 20, Menara Landmark, No. 12, Jalan Ngee Heng,
80888 Ibrahim International Business District, Johor Darul Ta'zim.

Tel: 07 – 276 3383 H/P: 016 – 702 5122 / 016 717 5122

Email: auction@visionskybidzauction.com.my Web: www.vsauction.com.my

