

# 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.

**5%** Deposit (five percent of the reserve price)



**ON WEDNESDAY, THE 17TH DAY OF APRIL, 2024  
AT 10.30 A.M AUCTION  
VIA ONLINE BIDDING AT [www.vsauction.com.my](http://www.vsauction.com.my)**

Alternatively, 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)



001

**RM80,000** | Apartment

Ref : DC10054411 • Size : 1,020 Sq. Ft  
Unit No. V3A-11-02A, Block 3,  
Sri Palma Villa,  
Bandar Universiti Teknologi Lagenda,  
71700 Mantin, Negeri Sembilan.



002

**RM115,000** | Apartment

Ref : DC10007419 • Size : 1,020 Sq. Ft  
Unit No. V6-05-03A,  
Sri Palma Villa Apartment,  
Bandar Universiti Teknologi Lagenda,  
71700 Mantin, Negeri Sembilan.



003

**RM31,500** | Apartment

Ref : DC10060495 • Size : 930 Sq. Ft  
Unit No. SG21-0402, Pangsapuri Sri Gelam,  
Bandar Universiti Teknologi Lagenda,  
71700 Mantin, Negeri Sembilan.



004

**RM36,500** | Apartment

Ref : DC10015221 • Size : 930 Sq. Ft  
Unit No. SM05-0502, Block SM05,  
Pangsapuri Sri Mentari,  
Bandar Universiti Teknologi Lagenda,  
71700 Mantin, Negeri Sembilan.

## For LOT NO. 001 to LOT NO. 004 :

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 or after the date of Auction in respect of Properties shall be solely borne by and is the sole responsibility of the Successful Purchaser. The Assignee/Bank/Financier shall not in any manner be held liable and / or responsible for such payment whatsoever.



005

**RM220,000** | Apartment

Ref : DC10061127 • Size : 861 Sq. Ft  
Unit No. M1-21-3, Block M1, Prima  
Seremban Sentral, Jalan Prima 1,  
70000 Seremban, Negeri Sembilan.



006

**RM280,000** | Apartment

Ref : DC10060094 • Size : 926 Sq. Ft  
Unit No. C2-1-5, Block Court 2,  
Pangsapuri Kiara Court, Jalan Nilam 3,  
Nilai Impian, 71800 Nilai, Negeri Sembilan.



007

**RM150,000** | Low Cost  
Townhouse

Ref : DC10059574 • Size : 937 Sq. Ft  
No. 20A, Jalan LP 7,  
Taman Limbongan Permai, Klebang Kechil,  
75200 Melaka.



008

**RM186,300** | Three  
Bedroom  
Apartment

Ref : DC10034942 • Size : 990 Sq. Ft  
Unit No. M1-2-10, 2nd Floor,  
Pangsapuri Bukit Beruang Permai, Bukit  
Beruang, 75450 Hang Tuah Jaya, Melaka.



009

**RM344,300** | Three  
Bedroom  
Service  
Apartment

Ref : DC10060810 • Size : 1,087 Sq. Ft  
Unit No. A-05-15, 5th Floor,  
Pangsapuri Tun Perak @ Sungai Melaka,  
75300 Jalan Tun Perak, Melaka.



010

**RM120,600** | Studio  
Apartment

Ref : DC10052466 • Size : 484 Sq. Ft  
Unit No. A-2-16, 2<sup>nd</sup> Floor, Amari Villa,  
Bayou Lagoon Park Resort, Bukit Katil,  
75450 Hang Tuah Jaya, Melaka.



011

**RM180,000** | Three  
Bedroom  
Medium  
Low Cost Flat

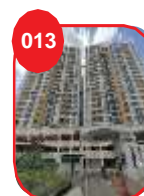
Ref : DC10060854 • Size : 750 Sq. Ft  
Unit No. 09-09, Blok B, Jalan Suria Muafakat  
Utama, Taman Suria Muafakat,  
81200 Johor Bahru, Johor.



012

**RM390,000** | Service  
Apartment

**WITHDRAWN**



013

**RM450,000** | Service  
Apartment

Ref : DC10060086 • Size : 1,356 Sq. Ft  
Unit No. #11-07, Block C, Residensi KSL,  
Jalan Delima 3/2, Taman Delima 1, 81100  
Johor Bahru, Johor.





**014** **RM300,000** | Service Apartment

Ref : DC10060473 • Size : 900 Sq. Ft  
Unit No. A-4-10, Block A, Nusa Perdana Service Apartment, Jalan Persiaran Nusa Perdana, Taman Nusa Perintis, 79200 Iskandar Puteri, Johor.



**015** **RM340,000** | Service Apartment

Ref : DC10056356 • Size : 1,114 Sq. Ft  
Unit No. #04-12, Block B, Pangsapuri Ikatan Flora (D'ambience Residences), Jalan Permas 2, Bandar Baru Permas Jaya, 81750 Masai, Johor.



**016** **RM263,500** | Apartment

Ref : DC10061309 • Size : 1,216 Sq. Ft  
No. A2-01-05, Pangsapuri Seri Mengkuang 2, Desa Paya Mengkuang, 81550 Gelang Patah, Johor.



**017** **RM295,700** | Office Unit

Ref : DC10056950 • Size : 700 Sq. Ft  
Unit No. 3-26, Hab Citrine, Sunway Citrine, Persiaran Medini 3, Bandar Sunway Iskandar Puteri (Sunway City Iskandar Puteri), 79250 Iskandar Puteri, Johor.

**Prospective bidders may bid online**

[www.vsauction.com.my](http://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 LOT NO. 005 to LOT NO. 017 :**

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:

- a) Pay all service and maintenance charges, quit rent and assessment in respect of the Property from the date of the auction.
- b) 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.

**FOR LOAN FINANCING, PLEASE CONTACT OFFICER TEAM AS BELOW**

**JOHOR**  
YUFF LEE  
MOBILE NO.: 016-727 2029

**MELAKA**  
MAY TAN  
MOBILE NO.: 012-651 6668



In collaboration with:

**CIMB PROPERTY AUCTION**

1300 88 0811 | [auctionenquiry@cimb.com](mailto:auctionenquiry@cimb.com) | [cimb.com.my/propauction](http://cimb.com.my/propauction)

Bumiputra Lot

CIMB Islamic Bank Berhad

Malay Reserve Land

Malaysian Citizen

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.

**LOT No. 001 to LOT No. 017 will be auctioned by VISION SKYBIDZ AUCTION CENTRE SDN. BHD. 200701030189 (788215-H)**

Licensed Auctioneer : SUA CHONG YEW  
Unit No. 20-04, Level 20, Menara Landmark, No. 12, Jalan Ngee Heng, 80000 Johor Bahru, Johor Darul Takzim.

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

Email: [vsauction.sales@gmail.com](mailto:vsauction.sales@gmail.com) Web: [www.vsauction.com.my](http://www.vsauction.com.my)

