

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **Hong Leong Bank Berhad [193401000023 (97141-X)] & Hong Leong Islamic Bnk Berhad [200501009144 (686191-W)]** and the **Assignor(s)/Borrower(s) / Customer(s)** under the **Loan / Facilities / Property Sale / Property Purchase Agreement(s) And Deed of Assignment(s)**, it is hereby proclaimed that the said **Assignee** with the assistance of the undermentioned Auctioneers.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING



DAY Tuesday	DATE 30TH December 2025	TIME 11.00 A.M	ONLINE BIDDING AT https://palma.bidnow.my
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(Bidder registration and payment of auction deposit must be made by 2pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time)

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :-
 (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale.

(2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

(3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/ transfer (if applicable) pertaining to the auction from the Developer/ Proprietor and/ or the relevant authorities

1 View Live Auction at <https://palma.bidnow.my>

2 Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via <https://palma.bidnow.my>

LOT 01 Simpang Ampat Reserve Price RM 486,000 Unit No. 1, Lorong Raintree 4, Villa Raintree II, 14120 Simpang Ampat, Pulau Pinang. Assignor / Borrower : Tan Heng Guan & Tan Mooi Heang Solicitor : Kek Ooi & Lee Hong (Tel: 04-2618845) Pulau Pinang	LOT 02 Kulim Reserve Price RM 72,000 Unit No. A-3-25, Rumah Pangsa Taman Jati, 09000 Kulim, Kedah. Assignor / Borrower : Durairaj A/L Ramayah Solicitor : Kek Ooi & Lee Hong (Tel: 04-2618845) Kedah	LOT 03 Butterworth Reserve Price RM 300,000 Unit No. 6-7, Blok C, Jalan Kampung Gajah, Taman Bagan Jermal, 12200 Butterworth, Pulau Pinang. Assignor / Borrower : Anthony Dass A/L Vincent & Latha A/P Chalamuthu Solicitor : Kek Ooi & Lee Hong (Tel: 04-2618845) Pulau Pinang
LOT 04 Simpang Ampat Reserve Price RM 510,000 Unit No. 19, Lorong Seri Bayan 4, Taman Seri Bayan, 14100 Simpang Ampat, Pulau Pinang. Assignor / Borrower : Cheah Eun Whay & Hong Choy Khong Solicitor : Murad & Foo (Tel: 04-2631233) Pulau Pinang	LOT 05 Bayan Lepas Reserve Price RM 540,000 Unit No. 8B-27-03, Setia Sky Vista, Lebuhr Relau 9, 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Vignesh A/L Parasuraman Solicitor : Kek Ooi & Lee Hong (Tel: 04-2618845) Pulau Pinang	LOT 06 Ayer Itam Reserve Price RM 414,000 Unit No. 6C-23-6, Autumn Tower, All Seasons Park, Lebuhraya Thean Tek, 11500 Ayer Itam, Pulau Pinang. Assignor / Borrower : Tan Ah Nya @ Saw Lay Leng Solicitor : Kek Ooi & Lee Hong (Tel: 04-2618845) Pulau Pinang

= Hong Leong Bank Berhad

= Hong Leong Islamic Bank Berhad

RESERVE PRICE : The subject properties will be sold on an "as is where is" basis and subject to the reserve price as mentioned above and the Conditions of Sale and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.

DEPOSIT : All intending bidders are required to **deposit** with the Auctioneer, the sum equivalent to **five per cent (5%)** of the reserve price by **Bank Draft** in favour of **HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC Bank Berhad** for the a/c of (Assignor(s)/Borrower(s)) or remit the same through online banking transfer by **2PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at <https://palma.bidnow.my>

Mortgage Sales Contacts: 012-2640446 (Daniel Ng) 011-72762243 (Jerrick Ong)

Licensed Auctioneers :

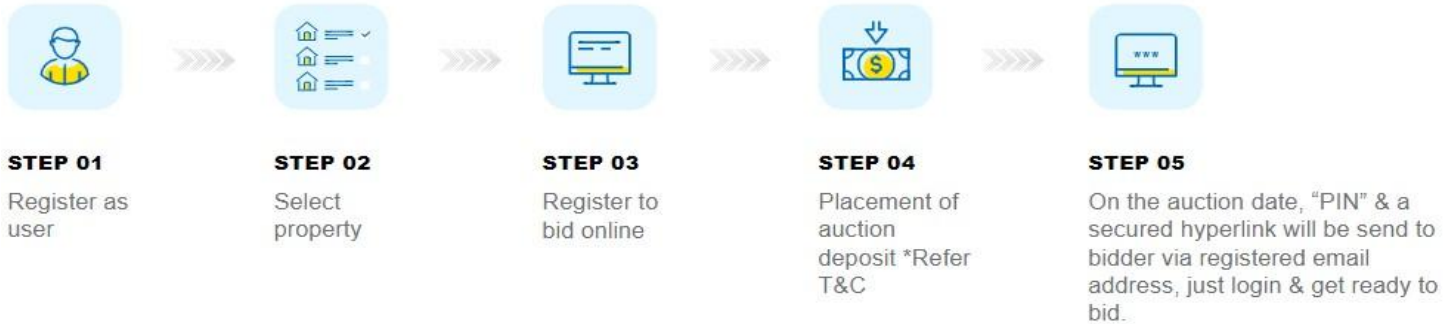
ROHAYAH BINTI ISMAIL



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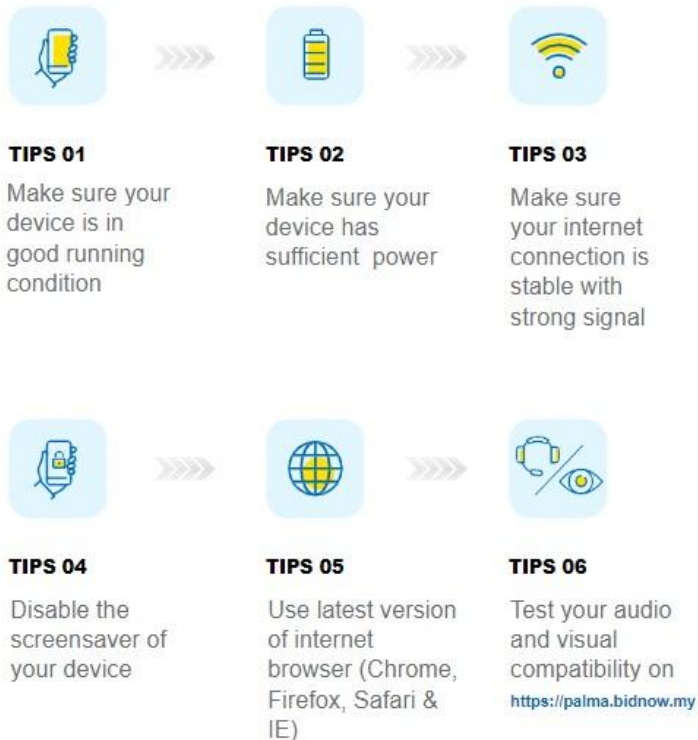
Simple Step of Bidding

5 Step To Bid Auction Property Online



Devices Tips During Auction Property Online

Before Auction



During Auction



Why Should I Bid Online?

- 1 Safe & convenient
- 2 Save time & cost
- 3 Transparent bidding process



PALMA AUCTIONEERS SDN BHD

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