

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 Thursday	DATE 18TH 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 Bayan Lepas Reserve Price RM 576,000 Condominium Unit 1,109 sq.ft. Unit No. 1A-13-07, Summerskye Residences, Jalan Sungai Tiram 8, 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Zakaria Bin Othman Solicitor : Murad & Foo (Tel: 04-2631233) Pulau Pinang	LOT 02 Jelutong Reserve Price RM 320,000 Apartment Unit 775 sq.ft. Unit No. 2B-15-01, Mutiara Heights, Lintang Hajjah Rehman, 11600 Jelutong, Pulau Pinang. Assignor / Borrower : Kannan A/L Sundaraj & Jessica Devi A/P Marimuthu Solicitor : Salina, Lim Kim Chuan & Co. (Tel: 04-2282089) Pulau Pinang	LOT 03 Perai Reserve Price RM 270,000 Condominium Unit 861 sq.ft. Unit No. 01-16, Pangsapuri Prima Aman, Lorong Perai Utama 8, Taman Perai Utama, 13600 Perai, Pulau Pinang. Assignor / Borrower : Babu A/L Arumugam & Shamala A/P Athinarayanan Solicitor : Murad & Foo (Tel: 04-2631233) Pulau Pinang
LOT 04 Bayan Lepas Reserve Price RM 600,000 Condominium Unit 1,238 sq.ft. Unit No. 8B-27-03, Setia Sky Vista, Lebuh Relau 9, 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Vignesh A/L Parasuraman Solicitor : Kek Ooi & Lee Hong (Tel: 04-2618845) Pulau Pinang	LOT 05 Ayer Itam Reserve Price RM 460,000 Condominium Unit 883 sq.ft. 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	LOT 06 Jelutong Reserve Price RM 630,000 Condominium Unit 1,012 sq.ft. Unit No. 1-13-3A, The Summer Place, Lebuh Sungai Pinang 8, 11600 Jelutong, Pulau Pinang. Assignor / Borrower : Vincent Lee Wei Han Solicitor : Kek Ooi & Lee Hong (Tel: 04-2618845) Pulau Pinang
LOT 07 Glugor Reserve Price RM 380,000 Apartment Unit 883 sq.ft. Unit No. 32-10-12, Lorong Kaki Bukit, 11700 Glugor, Pulau Pinang. Assignor / Borrower : Gopalan A/L Rama Sellvam Solicitor : Murad & Foo (Tel: 04-2631233) 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



PALMA AUCTIONEERS SDN BHD

04-2299777 / 016-4075117

Simple Step of Bidding

5 Step To Bid Auction Property Online



STEP 01

Register as user



STEP 02

Select property



STEP 03

Register to bid online



STEP 04

Placement of auction deposit *Refer T&C



STEP 05

On the auction date, "PIN" & a secured hyperlink will be send to bidder via registered email address, just login & get ready to bid.

Devices Tips During Auction Property Online

Before Auction



TIPS 01

Make sure your device is in good running condition



TIPS 02

Make sure your device has sufficient power



TIPS 03

Make sure your internet connection is stable with strong signal



TIPS 04

Disable the screensaver of your device



TIPS 05

Use latest version of internet browser (Chrome, Firefox, Safari & IE)



TIPS 06

Test your audio and visual compatibility on <https://palma.bidnow.my>

During Auction



TIPS 01

Don't use your device for other apps that consume internet bandwidth



TIPS 02

Don't press back button of your browser when auction started

Why Should I Bid Online?

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



PALMA AUCTIONEERS SDN BHD

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