

# 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



 <b>DAY</b> <b>Tuesday</b>	 <b>DATE</b> <b>09<sup>TH</sup> December 2025</b>	 <b>TIME</b> <b>11.00 A.M</b>	 <b>ONLINE BIDDING AT</b> <b><a href="https://palma.bidnow.my">https://palma.bidnow.my</a></b>
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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>


<b>LOT 01</b>	<b>Kulim</b>	<b>Reserve Price</b>	<b>RM 80,000</b>
		<b>Flat Unit</b> 614 sq.ft. Unit No. A-3-25, Rumah Pangsa Taman Jati, 09000 Kulim, Kedah Darul Aman.	
<b>Assignor / Borrower :</b> Durairaj A/L Ramayah		<b>Solicitor :</b> Kek Ooi & Lee Hong (Tel: 04-2618845)	
 <b>Kedah</b>			

<b>LOT 02</b>	<b>Georgetown</b>	<b>Reserve Price</b>	<b>RM 2,520,000</b>
		<b>Condominium Unit</b> 5,350 sq.ft.	
<b>Assignor / Borrower :</b> Parminder Singh & Patwinder Kaur Takhar		<b>Solicitor :</b> Salina, Lim Kim Chuan & Co. (Tel: 04-2282089)	
 <b>Pulau Pinang</b>			

**CALLLED OFF**

<b>LOT 03</b>	<b>Simpang Ampat</b>	<b>Reserve Price</b>	<b>RM 540,000</b>
		<b>Town House Unit</b> 1,808 sq.ft. Unit No. 1, Lorong Raintree 4, Villa Raintree II, 14120 Simpang Ampat, Pulau Pinang.	
<b>Assignor / Borrower :</b> Tan Heng Guan & Tan Mooi Heang		<b>Solicitor :</b> Kek Ooi & Lee Hong (Tel: 04-2618845)	
 <b>Pulau Pinang</b>			

 = 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

- Suite 5.02 (Parcel D), MBF Tower, No.53, Jalan Sultan Ahmad Shah, 10050 Penang.
- 04-229 9777
- [palma.bidnow.my](http://palma.bidnow.my)
- [palmauctioneers@gmail.com](mailto:palmauctioneers@gmail.com)



**PALMA AUCTIONEERS**  
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