

# 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 <b>Wednesday</b>	DATE <b>25<sup>TH</sup> February 2026</b>	TIME <b>11.00 A.M</b>	ONLINE BIDDING AT <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>

LOT 01

Butterworth

Reserve Price

RM 150,000

Apartment Unit

700 sq.ft.

**Called Off**

Assignor / Borrower :

Kho Chin Teik

Solicitor :

Salina, Lim Kim Chuan & Co. (Tel: 04-2282089)

Pulau Pinang

LOT 02

Bayan Lepas

Reserve Price

RM 240,000

Apartment Unit

650 sq.ft.

Unit No. 3-31-06, Ara Greens Apartment, Halaman Sungai Ara, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :

Vasuntharadevi A/P Allahu

Solicitor :

Kek Ooi & Lee Hong (Tel: 04-2618845)

Pulau Pinang

LOT 03

Peral

Reserve Price

RM 460,000

Condominium Unit

893 sq.ft.

Unit No. 13A-12, Pangsapuri Servis Meritus, Jalan Laguna 1, 13700 Peral, Pulau Pinang.

Assignor / Borrower :

Jebby Ong Chin Hau

Solicitor :

Salina, Lim Kim Chuan & Co. (Tel: 04-2282089)

Pulau Pinang

LOT 04

Georgetown

Reserve Price

RM 380,000

Apartment Unit

807 sq.ft.

Unit No. 1-12-9, The Rise Collection II (Taman Harapan), Jalan Dr Wu Lien Teh, 10150 George Town, Pulau Pinang.

Assignor / Borrower :

Sashikannan A/L Ganasen & Santi A/P Kuppan

Solicitor :

Salina, Lim Kim Chuan & Co. (Tel: 04-2282089)

Pulau Pinang

LOT 05

Bayan Lepas

Reserve Price

RM 630,000

Condominium Unit

1,399 sq.ft.

Unit No. 1A-32-01 The Clovers, in

**Called Off**

Assignor / Borrower :

Loh Peng Yam

Solicitor :

Kek Ooi & Lee Hong (Tel: 04-2618845)

Pulau Pinang

LOT 06

Tanjung Tokong

Reserve Price

RM 480,000

Condominium Unit

893 sq.ft.

Unit No. 6A-28-9, I-Santorini, Jalan Seri Tanjung Pinang 1, 10470 Tanjung Tokong, Pulau Pinang.

Assignor / Borrower :

Razali Bin Latif

Solicitor :

Salina, Lim Kim Chuan & Co. (Tel: 04-2282089)

Pulau Pinang

LOT 07

Bandar Cassia

Reserve Price

RM 580,000

Town House Unit

904 sq.ft.

Unit No. 5-1, Lorong Eco Horizon 3/11, Eco Horizon 2, 14110 Bandar Cassia, Pulau Pinang.

Assignor / Borrower :

Cheong Yoong Jian

Solicitor :

Murad & Foo (Tel: 04-2631233)

Pulau Pinang

LOT 08

Alor Setar

Reserve Price

RM 670,000

Condominium Unit

1,576 sq.ft.

Unit No. B-8-5, Amansuri Residences, No. 99, Lebuhraya Darulaman, 05100 Alor Setar, Kedah Darul Aman.

Assignor / Borrower :

Azhar Bin Md Yusoff

Solicitor :

Hoe & Ahmad Zaki (Tel: 04-4215737)

Kedah

LOT 09

Butterworth

Reserve Price

RM 70,000

Flat Unit

576 sq.ft.

Unit No. 2-03, Blok 17, Jalan Mersa 2,

**Called Off**

Assignor / Borrower :

Jeevajothi A/P Ramasamy

Solicitor :

Salina, Lim Kim Chuan & Co. (Tel: 04-2282089)

Pulau Pinang

= Hong Leong Bank Berhad

= Hong Leong Islamic Bank Berhad

**LOT 10**
**Jelutong**

**Reserve Price**
**RM 2,115,000**



**Condominium Unit**  
**5,264 sq.ft.**  
 Unit No. 73C-PH-2, Central Park,  
 Lebuhraya Jelutong, 11600 Jelutong,  
 Pulau Pinang.

**Assignor / Borrower :**  
 Lau Kee Liang

**Solicitor :**  
 Kek Ooi & Lee Hong (Tel: 04-2618845)


**Pulau Pinang**

**LOT 11**
**Kulim**

**Reserve Price**
**RM 52,600**



**Flat Unit**  
**614 sq.ft.**  
 Unit No. A-3-25, Rumah Pangsa  
 Taman Jati, 09000 Kulim, Kedah Darul  
 Aman.


**Assignor / Borrower :**  
 Durairaj A/L Ramayah

**Solicitor :**  
 Kek Ooi & Lee Hong (Tel: 04-2618845)


**Kedah**

**LOT 12**
**Georgetown**

**Reserve Price**
**RM 675,000**



**Condominium Unit**  
**1,195 sq.ft.**  
 Unit No. 11B-25-C, Mont Residence,  
 Persiaran Halia 3, 10470 Georgetown,  
 Pulau Pinang.

**Assignor / Borrower :**  
 Liang Wei Champ

**Solicitor :**  
 Kek Ooi & Lee Hong (Tel: 04-2618845)


**Pulau Pinang**

**LOT 13**
**Georgetown**

**Reserve Price**
**RM 348,900**



**Shop Lot Unit**  
**905 sq.ft.**  
 Unit Nos. 77-G-41, 77-G-42 & 77-G-78,  
 Penang Times Square, Jalan Dato  
 Kramat, 10150 Georgetown, Pulau  
 Pinang.

**Assignor / Borrower :**  
 Chok Keng Vui & Liew Yee Han

**Solicitor :**  
 Salina, Lim Kim Chuan & Co. (Tel: 04-2282089)


**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 **ten per cent (10%)** 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 / 018-7605117**

## 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)



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