

# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **Hong Leong Bank Berhad [19340100023 (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  
**Friday**

DATE  
**26<sup>TH</sup> July 2024**

TIME  
**3.00 P.M**

ONLINE BIDDING AT  
**<https://palma.bidnow.my>**

(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>

<p><b>LOT 01</b> Tanjung Tokong Reserve Price <b>RM 750,000</b></p>  <p>Condominium Unit 1,195 sq.ft. Unit No. 11A-27-F, Mont Residence, Persiaran Halia 3, 10470 Tanjung Tokong, Pulau Pinang.</p> <p>Assignor / Borrower : Sim Soon Wei</p> <p>Solicitor : Murad &amp; Foo (Tel: 04-2631233)</p> <p>Pulau Pinang</p>	<p><b>LOT 02</b> Jelutong Reserve Price <b>RM 820,000</b></p>  <p>Condominium Unit 1,302 sq.ft. Unit No. 133B-15-03A, Artis 3, Jalan Tengku, 11600 Jelutong, Pulau Pinang.</p> <p>Assignor / Borrower : Lim Yen Seng</p> <p>Solicitor : Murad &amp; Foo (Tel: 04-2631233)</p> <p>Pulau Pinang</p>	<p><b>LOT 03</b> Bukit Mertajam Reserve Price <b>RM 240,000</b></p>  <p>Apartment Unit 700 sq.ft. Unit No. 2-10, Blok D, Kondominium Mutiara, Jalan Perda Barat, Bandar Perda, 14000 Bukit Mertajam, Pulau Pinang.</p> <p>Assignor / Borrower : Mohd Tahir Bin Sulaiman &amp; Firdous Fardheny Binti Ahmad</p> <p>Solicitor : Salina Lim Kim Chuan &amp; Co (Tel: 04-2282089)</p> <p>Pulau Pinang</p>
<p><b>LOT 04</b> Bayan Lepas Reserve Price <b>RM 401,000</b></p>  <p>Condominium Unit 1,244 sq.ft. Unit No. 8A-9-6, Orchard Ville, Lengkok Kelicap, 11900 Bayan Lepas, Pulau Pinang.</p> <p>Assignor / Borrower : Tan Weng Teong</p> <p>Solicitor : Murad &amp; Foo (Tel: 04-2631233)</p> <p>Pulau Pinang</p>	<p><b>LOT 05</b> Bayan Lepas Reserve Price <b>RM 445,500</b></p>  <p>Condominium Unit 1,012 sq.ft. Unit No. 1A-39-05, Imperial Grande Persiaran Relau, 11900 Bayan Lepas, Pulau Pinang.</p> <p>Assignor / Borrower : Manogaran A/L N.Ramalingam</p> <p>Solicitor : Salina Lim Kim Chuan &amp; Co (Tel: 04-2282089)</p> <p>Pulau Pinang</p>	<p><b>LOT 06</b> Bayan Lepas Reserve Price <b>RM 603,000</b></p>  <p>Condominium Unit 1,045 sq.ft. Unit No. 121A-3A-13A, Tropicana Bay Residence, Persiaran Bayan Indah, 11900 Bayan Lepas, Pulau Pinang.</p> <p>Assignor / Borrower : Ravindrana A/L Govindarajoo</p> <p>Solicitor : Murad &amp; Foo (Tel: 04-2631233)</p> <p>Pulau Pinang</p>
<p><b>LOT 07</b> Simpang Ampat Reserve Price <b>RM 650,000</b></p>  <p>2 Storey Terrace House Unit 3,168 sq.ft. Unit No. 27, Lorong Lembah Indah 5, Taman Lembah Indah, 14100 Simpang Ampat, Pulau Pinang.</p> <p>Assignor / Borrower : Arasu A/L Ganasagaram</p> <p>Solicitor : Salina Lim Kim Chuan &amp; Co (Tel: 04-2282089)</p> <p>Pulau Pinang</p>	<p><b>LOT 08</b> Bayan Lepas Reserve Price <b>RM 630,000</b></p>  <p>Condominium Unit 980 sq.ft. Unit No. 121E-18-9, Tropicana Bay Residences, Persiaran Bayan Indah, 11900 Bayan Lepas, Pulau Pinang.</p> <p>Assignor / Borrower : Voon San Lee &amp; Yeoh Geck Fong</p> <p>Solicitor : Salina Lim Kim Chuan &amp; Co (Tel: 04-2282089)</p> <p>Pulau Pinang</p>	<p><b>LOT 09</b> Bayan Lepas Reserve Price <b>RM 630,000</b></p>  <p>Condominium Unit 1,399 sq.ft. Unit No. 1B-32-10, The Clovers, Bayan Lepas, Pulau Pinang.</p> <p><b>CALLLED OFF</b></p> <p>Assignor / Borrower : Tan Yuen Chiew &amp; Ooi Beng Tiew</p> <p>Solicitor : Kek Ooi &amp; Lee Hong (Tel: 04-2618845)</p> <p>Pulau Pinang</p>

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**LOT 10** Bukit Mertajam Reserve Price **RM 480,000**



**2 Storey Terrace House Unit**  
2,122 sq.ft.

Unit No. 11A, Lorong Jadi Indah 5, Taman Jadi Indah, 14020 Bukit Mertajam, Pulau Pinang.

**Assignor / Borrower :**  
Yeoh Chong Chun & Lai Shirlin

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

Pulau Pinang

**LOT 11** Bukit Mertajam Reserve Price **RM 850,000**



**3 Storey Terrace House Unit**  
3,114 sq.ft.

Unit No. 1, Jalan Vila Permai Jaya, Taman Vila Permai Jaya, 14000 Bukit Mertajam, Pulau Pinang.

**Assignor / Borrower :**  
Choong Seong Huat & Sharyn Tan

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

Pulau Pinang

**LOT 12** Bayan Lepas Reserve Price **RM 650,000**



**Condominium Unit**  
1,281 sq.ft.

Unit No. 22-23A-09, Setia Pinnacle, Cangkat Sungai Ara 6, 11900 Bayan Lepas, Pulau Pinang.

**Assignor / Borrower :**  
Saw Guat Beng

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

Pulau Pinang

**LOT 13** Bayan Lepas Reserve Price **RM 475,000**



**Condominium Unit**  
818 sq.ft.

Unit No. 118-B2-02-07, Putra Place Condominium, Persiaran Bayan Indah, 11900 Bayan Lepas, Pulau Pinang.

**Assignor / Borrower :**  
Ho Chun Hoow & Chuah Yee Yeng

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

Pulau Pinang



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**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**  
**CHEAH SAW HOON**



**PALMA AUCTIONEERS SDN BHD**  
04-2299777 / 016-4465117

Simple Step of Bidding

## 5 Step To Bid Auction Property Online



## 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**  
Dont 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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