

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 17TH June 2025	TIME 3.00 P.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 Butterworth Kedah	Reserve Price RM 500,000 Town House Unit 1,970 sq.ft. Unit No. 6-1, Jalan Halaman Ria, Taman Halaman Ria, 12200 Butterworth, Pulau Pinang. Assignor / Borrower : Ooi Chun Wei & Ooi You Chai Solicitor : Murah & Foo (Tel: 04-2631233)
LOT 02 Bukit Mertajam Pulau Pinang	Reserve Price RM 455,000 Service Apartment Unit 1,163 sq.ft. Unit No. D-20-05, Menara Mahkota Impian, Pusat Perniagaan, Mahkota Impian, 14000 Bukit Mertajam, Pulau Pinang. Assignor / Borrower : Neoh Peng Peng & Ng Wei Hou Solicitor : Salina, Lim Kim Chuan & Co (Tel: 04-2282089)
LOT 03 Bukit Mertajam Pulau Pinang	Reserve Price RM 440,000 Apartment Unit 1,259 sq.ft. Unit No. 15-05, Casa Residensi, Jalan Casa Residensi, 14000 Bukit Mertajam, Pulau Pinang. Assignor / Borrower : Ong Boon Hoe Solicitor : Salina, Lim Kim Chuan & Co (Tel: 04-2282089)
LOT 04 Bukit Mertajam Pulau Pinang	Reserve Price RM 405,000 Condominium Unit 1,289 sq.ft. Unit No. 25-03, Kondominium Bukit Indah, Lorong Indah 5, 14000 Bukit Mertajam, Pulau Pinang. Assignor / Borrower : Saw Seng Beng Solicitor : Kek Ooi & Lee Hong (Tel: 04-2618845)

= 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
CHEAH SAW HOON



PALMA AUCTIONEERS SDN BHD
04-2299777 / 016-4465117

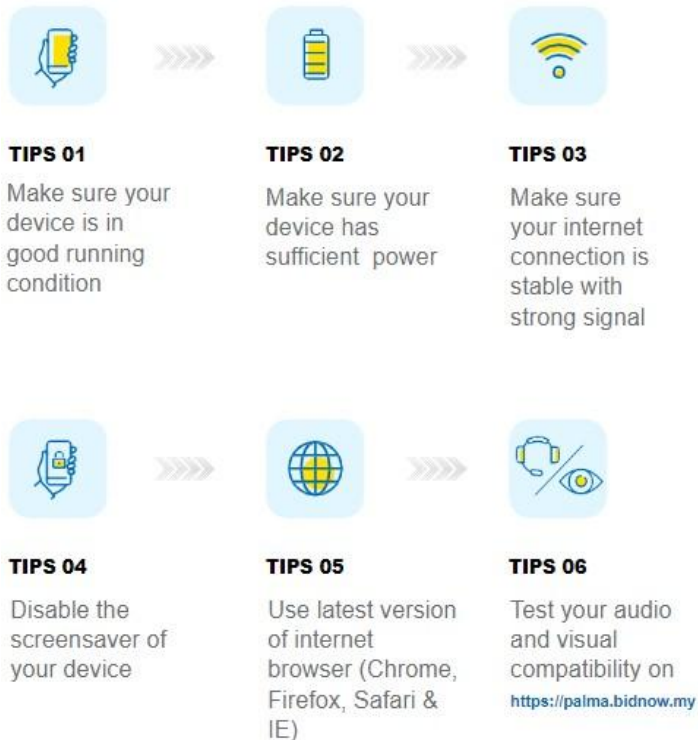
Simple Step of Bidding

5 Step To Bid Auction Property Online



Devices Tips During Auction Property Online

Before Auction



During Auction







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
-  palmauctioneers@gmail.com



PALMA AUCTIONEERS
SDN BHD • 1324107-M