

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
Tuesday

DATE
26TH May 2026

TIME
11:00 AM

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>

LOT 01 Perai Reserve Price **RM 380,700**



Service Apartment Unit
915 sq.ft.


Unit No. 40-09, Pangsapuri Servis Meritus, Jalan Laguna 1, 13700 Perai, Pulau Pinang.

Assignor / Borrower :
Saw Ming Dyi

Solicitor :
Murad & Foo (Tel: 04-2631233)

Pulau Pinang

LOT 02 Bandar Cassia Reserve Price **RM 469,800**



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 03 Bayan Lepas Reserve Price **RM 437,400**



Condominium Unit
650 sq.ft.

Unit No. 120B-21-11, Quay West Residences, Persiaran Bayan Indah, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Yeoh Lay Thing

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

Pulau Pinang

LOT 04 Simpang Ampat Reserve Price **RM 356,400**



Apartment Unit
807 sq.ft.

Unit No. 31-10, Pangsapuri Eco Bloom, Tingkat Eco Meadows 1, 14100 Simpang Ampat, Pulau Pinang.

Assignor / Borrower :
Chan Huan Keat

Solicitor :
Murad & Foo (Tel: 04-2631233)

Pulau Pinang

LOT 05 Sungai Petani Reserve Price **RM 370,000**



1 Storey Semi Detached House Unit
2,167 sq.ft.

Unit No. 394, Jalan Bandar Mutiara 1/17, Bandar Mutiara, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Sathiyavelu A/L Krishnasamy

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

Kedah

LOT 06 Bayan Lepas Reserve Price **RM 480,000**



Condominium Unit
850 sq.ft.

Unit No. 1B2-52-3A, Halama Sungai Tiram, Havana Residences, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Shantini A/P Konasaghran & Jeevan A/L Bascaran

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

Pulau Pinang

LOT 07 Bayan Lepas Reserve Price **RM 315,000**



Apartment Unit
740 sq.ft.


Unit No. 2-04-12, Relau Vista Apartment, Lebuh Relau 6, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Hyder Ali Bin Mohamed Taha

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

Pulau Pinang

LOT 08 Butterworth Reserve Price **RM 330,000**



Apartment Unit
969 sq.ft.

Unit No. 7-04, Blok D, Pangsapuri Ria, Lebuh Kampung Benggali, 12200 Butterworth, Pulau Pinang.

Assignor / Borrower :
Micheal Nelson A/L N Maruthiah

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

Pulau Pinang

LOT 09 Kepala Batas Reserve Price **RM 630,000**



1 Storey Semi Detached House Unit
2,115 sq.ft.

Unit No. 43, Jalan Nusa Cinta 8, Taman Nusa Cinta, Bandar Setia Fontaines, 13200 Kepala Batas, Pulau Pinang.

Assignor / Borrower :
Muhammad Darmilan Bin Hazamuri & Nur Faizah Binti Abdul Hamid

Solicitor :
Murad & Foo (Tel: 04-2631233)

Pulau Pinang


LOT 10	Simpang Ampat	Reserve Price	RM 500,000
		2 Storey Terrace House Unit 2,648 sq.ft. Unit No. 87, Jalan Villa Mutiara Indah 4, Villa Mutiara Indah, 14120 Simpang Ampat, Pulau Pinang.	
		Assignor / Borrower : Teo Chin Chye Solicitor : Kek Ooi & Lee Hong (Tel: 04-2618845)	

LOT 11	Bukit Mertajam	Reserve Price	RM 440,000
		2 Storey Terrace House Unit 2,122 sq.ft. Unit No. 10, Bukit Mertajam, Pulau Pinang.	
		Assignor / Borrower : Mohamad Faisail Bin Ayop & Ayop Bin Mat Isa Solicitor : Murad & Foo (Tel: 04-2631233)	

LOT 12	Bayan Lepas	Reserve Price	RM 465,000
		Condominium Unit 850 sq.ft. Unit No. 1A-28-05, Havana Residences, Halama Sungai Tiram, 11900 Bayan Lepas, Pulau Pinang.	
		Assignor / Borrower : Muhammad Wafey Bin Wazer Solicitor : Murad & Foo (Tel: 04-2631233)	

Called Off

 = 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 / 018-4005117

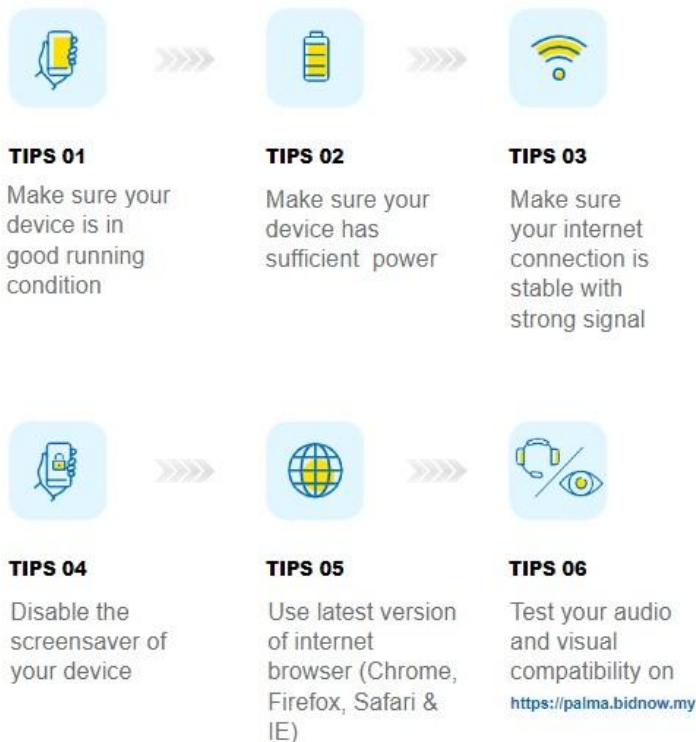
Simple Step of Bidding

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

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