Hong Leong Bank | HLB Islamic

PROCLAMATION OF SALES

ONLINE PROPERTY AUCTION

In exercise of the rights and powers conferred upon Hong Leong Bank Berhad [193401000023 (97141-X)] & Hong Leong Islamic Bank 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.



DAY	DATE	TIME	ONLINE BIDDING AT
Thursday	**12th November 2026**	**11:00 A.M.**	**https://palma.bidnow.my**

IMPORTANT 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

01 PLEASE NOTE

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.

02 INFORMATION DETAILS

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.

03 CONSENT

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 LIVE AUCTION

View live auction at https://palma.bidnow.my

2 INSPECT THE PROPERTY

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



Reserved Price **RM 2,115,000**

Jelutong, Pulau Pinang

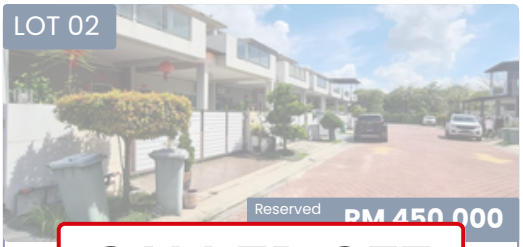
Duplex Penthouse Unit
5,264 Sq.Ft

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

LOT 02



Reserved **RM 450,000**

CALLED OFF

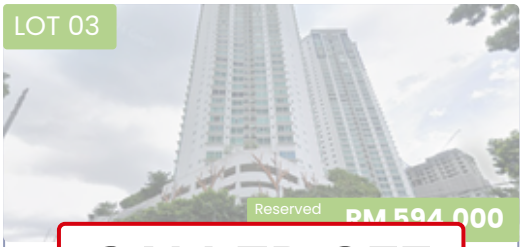
1,432 Sq.Ft

Unit No. 87, Jalan Villa Mutiara Indah 4, Villa Mutiara Indah, 14120 Simpang Ampat, Pulau Pinang.

ASSIGNOR / BORROWER
Teo Chin Chye

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

LOT 03



Reserved **RM 594,000**

CALLED OFF

1,399 Sq.Ft

Unit No. 1C-18-03, The Clovers, Lengkok Merbah 3, 11900 Bayan Lepas, Pulau Pinang.

ASSIGNOR / BORROWER
Muhammad Azrulaswad
Nur Nadhirah Parvin Binti Mohammad Ali

SOLICITOR :
Kek Ooi & Lee Hong
Tel: 04-2618845

= Hong Leong Bank Berhad **= Hong Leong Islamic Bank Berhad**

RESERVED 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) beingh 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

HONG LEONG BANK BERHAD
HONG LEONG ISLAMIC BANK BERHAD

LOT 04



Reserved Price **RM 486,000**

Bayan Lepas, Pulau Pinang

Condominium Unit
1,012 Sq.Ft

Unit No. 1B-21-07, Imperial Grande, Persiaran Relau, 11900 Bayan Lepas, Pulau Pinang.

ASSIGNOR / BORROWER
Chung Eng Tat

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

LOT 05



Reserved Price **RM 270,000**

Jelutong, Pulau Pinang

Flat Unit
635 Sq.Ft

Unit No. 1B-13-12, Mutiara Idaman 1, Solok Tengku, 11600 Pulau Pinang.

ASSIGNOR / BORROWER
Zaliha Binti Saad
Mohamad Kassim Bin Ali

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

LOT 06



Reserved Price **RM 251,100**

Tasek Gelugor, Pulau Pinang

Townhouse Upper Unit
883 Sq.Ft

Unit No. 40-1, Lorong Sena Emas 4, Taman Sena Emas, 13300 Tasek Gelugor, Pulau Pinang.

ASSIGNOR / BORROWER
Subbarao A/L M Tarachandra

SOLICITOR :
Murad & Foo
Tel: 04-2631233

LOT 07



Reserved Price **RM 396,000**

Simpang Ampat, Pulau Pinang

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

LOT 08



Reserved Price **RM 144,000**

Butterworth, Pulau Pinang

Flat Unit
678 Sq.Ft

Unit No. 2-24, Lorong Segar Indah 6, Taman Segar Indah, 12300 Butterworth, Pulau Pinang.

ASSIGNOR / BORROWER
Yap Gaik Ean

SOLICITOR :
Kek Ooi & Lee Hong
Tel: 04-2618845

LOT 09



Reserved Price **RM 360,000**

Perai, Pulau Pinang

Service Apartment Unit
958 Sq.Ft

Unit No. 36-11, Pangsapuri Servis Meritus, Jalan Laguna 1, 13700 Perai, Pulau Pinang.

ASSIGNOR / BORROWER
Koh Waei Shenq

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

LOT 10



Reserved Price **RM 313,500**

Simpang Ampat, Pulau Pinang

Condominium Unit
1,464 Sq.Ft

Unit No. C-13-09, Kondominium Lembah Indah, Lorong Lembah Indah 1, 14100 Simpang Ampat, Pulau Pinang.

ASSIGNOR / BORROWER
Ooi Shiuh Choeng
Tan Lee Eng

SOLICITOR :
Kek Ooi & Lee Hong
Tel: 04-2618845

LOT 11



Reserved Price **RM 488,500**

Alor Setar, Kedah

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

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= Hong Leong Islamic Bank Berhad

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LICENSED AUCTIONEER
ROHAYAH BINTI ISMAIL

04-2299777 / 018-4005117
https://palma.bidnow.my
palmaauctioneers@gmail.com

PALMA AUCTIONEERS SDN BHD
(1324107-M)

SIMPLE STEP TO
BID AUCTION PROPERTY
VIA ONLINE

01
Step 01
Register as user

02
Step 02
Select property

03
Step 03
Register to bid online

04
Step 04
Placement of auction deposit *Refer T&C*

05
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

DEVICE 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

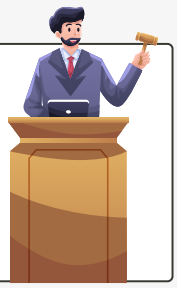
BEFORE AUCTION

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

- Safe & convenient
- Save time & cost
- Transparent bidding process



CONTACT US

Suite 5.02, Parcel D, MBF Tower, 53, Jalan Sultan Ahmad Shah, 10050 George Town, Penang

04-2299777 / 018-4005117

https://palma.bidnow.my

palmaauctioneers@gmail.com

PALMA AUCTIONEERS
SDN BHD · 1324107-M

LICENSED AUCTIONEER
ROHAYAH BINTI ISMAIL

SCAN TO VISIT OUR WEBSITE

NOTE :