

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
Wednesday



DATE
14TH October 2026



TIME
11:00 A.M.



ONLINE BIDDING AT
<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 387,000

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.

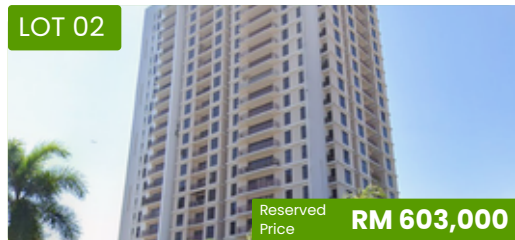
ASSIGNOR / BORROWER

Ooi Shih Choeng
Tan Lee Eng

SOLICITOR :

Kek Ooi & Lee Hong
Tel: 04-2618845

LOT 02



Reserved Price
RM 603,000

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

LOT 03



Reserved Price
RM 310,000

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

 = Hong Leong Bank Berhad

 = Hong Leong Islamic Bank Berhad



RESERVED PRICE

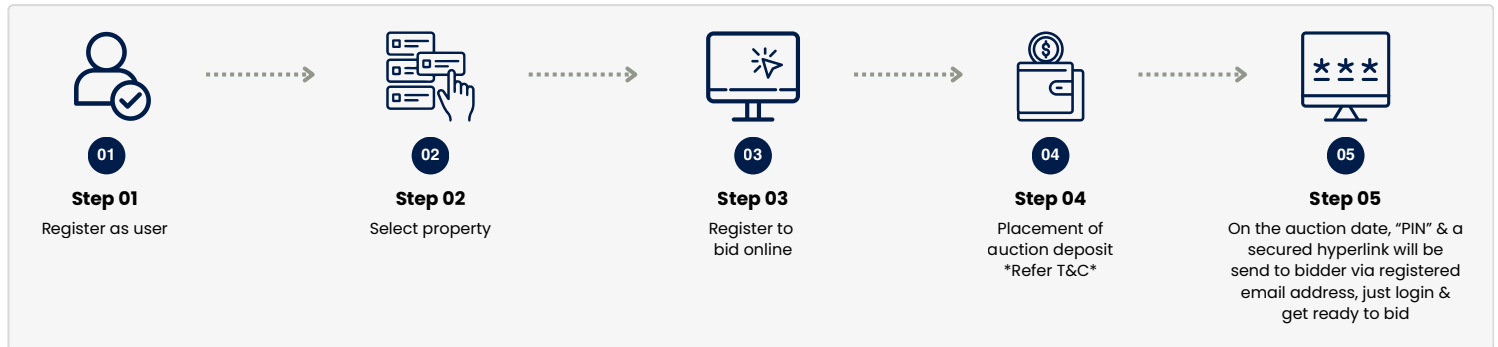
The subject properties will be sold on an "as is where is" basis and subject to the reserve price as mentioned above and the Conditions of Sale and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.



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>

SIMPLE STEP TO BID AUCTION PROPERTY VIA ONLINE



DEVICE TIPS DURING AUCTION PROPERTY ONLINE



Make sure your device is in good running condition



Make sure your device has sufficient power



Make sure your internet connection is stable with strong signal



Disable the screensaver of your device



Use latest version of internet browser (Chrome, Firefox, Safari & IE)



Test your audio and
visual compatibility on
<https://palma.bidnow.my>



Don't use your device
for other apps that
consume internet
bandwidth



Don't press back button
of your browser when
auction started

WHY SHOULD I BID ONLINE



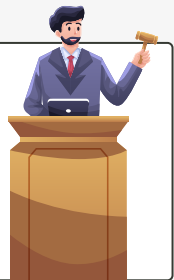
Safe & convenient



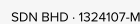
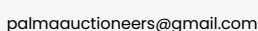
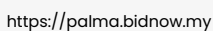
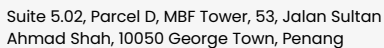
Save time & cost



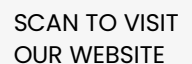
Transparent bidding process



CONTACT US



ROHAYAH BINTI ISMAIL

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