

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 **Thursday**



DATE

18[™] September 2025





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

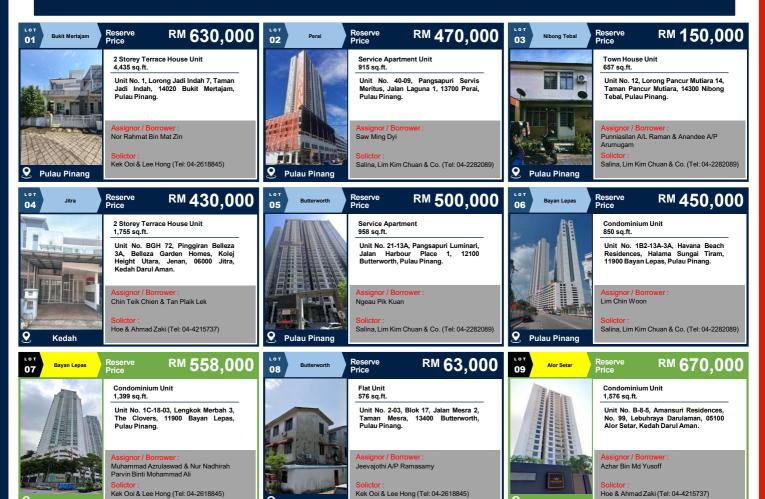
(3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/ transfer (if applicable) pertaining to the auction from the Developer/ Proprietor and/ or the relevant authorities



View Live Auction at https://palma.bidnow.my



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







Q

Pulau Pinang













= 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 $\underline{reserve}$ \underline{price} as mentioned above and the Conditions of Sal e 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 / 016-4465117





Simple Step of Bidding

5 Step To Bid Auction Property Online



















STEP 01

Register as user



Select property



Register to bid online

STEP 04

Placement of auction deposit *Refer T&C

STEP 05

On the auction date, "PIN" & a secured hyperlink will be send to bidder via registered email address, just login & get ready to

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

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

TIPS 04

Disable the

your device

screensaver of











TIPS 05

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

TIPS 06

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

Why Should I Bid Online?

- Safe & convenient
- 2 Save time & cost
- 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
- palmaauctioneers@gmail.com



