

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 18TH September 2025	TIME 11.00 A.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 Bukit Mertajam Reserve Price RM 630,000 2 Storey Terrace House Unit 4,435 sq.ft. Unit No. 1, Lorong Jadi Indah 7, Taman Jadi Indah, 14020 Bukit Mertajam, Pulau Pinang. Assignor / Borrower : Nor Rahmat Bin Mat Zin Solicitor : Kek Ooi & Lee Hong (Tel: 04-2618845) Pulau Pinang	LOT 02 Peral Reserve Price RM 470,000 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 : Salina, Lim Kim Chuan & Co. (Tel: 04-2282089) Pulau Pinang	LOT 03 Nibong Tebal Reserve Price RM 150,000 Town House Unit 657 sq.ft. Unit No. 12, Lorong Pancur Mutiara 14, Taman Pancur Mutiara, 14300 Nibong Tebal, Pulau Pinang. Assignor / Borrower : Punniassian A/L Raman & Anandee A/P Arumugam Solicitor : Salina, Lim Kim Chuan & Co. (Tel: 04-2282089) Pulau Pinang
LOT 04 Jitra Reserve Price RM 430,000 2 Storey Terrace House Unit 1,755 sq.ft. Unit No. BGH 72, Pinggiran Belleza 3A, Belleza Garden Homes, Kolej Height Utara, Jenan, 06000 Jitra, Kedah Darul Aman. Assignor / Borrower : Chin Teik Chien & Tan Plaik Lek Solicitor : Hoe & Ahmad Zaki (Tel: 04-4215737) Kedah	LOT 05 Butterworth Reserve Price RM 500,000 Service Apartment 958 sq.ft. Unit No. 21-13A, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Pulau Pinang. Assignor / Borrower : Ngeau Pik Kuan Solicitor : Salina, Lim Kim Chuan & Co. (Tel: 04-2282089) Pulau Pinang	LOT 06 Bayan Lepas Reserve Price RM 450,000 Condominium Unit 850 sq.ft. Unit No. 1B2-13A-3A, Havana Beach Residences, Halama Sungai Tiram, 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Lim Chin Woon Solicitor : Salina, Lim Kim Chuan & Co. (Tel: 04-2282089) Pulau Pinang
LOT 07 Bayan Lepas Reserve Price RM 558,000 Condominium Unit 1,399 sq.ft. Unit No. 1C-18-03, Lengkok Merbah 3, The Clovers, 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Muhammad Azrulaswad & Nur Nadhirah Parvin Binti Mohammad Ali Solicitor : Kek Ooi & Lee Hong (Tel: 04-2618845) Pulau Pinang	LOT 08 Butterworth Reserve Price RM 63,000 Flat Unit 576 sq.ft. Unit No. 2-03, Blok 17, Jalan Mesra 2, Taman Mesra, 13400 Butterworth, Pulau Pinang. Assignor / Borrower : Jeevajothi A/P Ramasamy Solicitor : Kek Ooi & Lee Hong (Tel: 04-2618845) Pulau Pinang	LOT 09 Alor Setar Reserve Price RM 670,000 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) Kedah

= Hong Leong Bank Berhad

= Hong Leong Islamic Bank Berhad

LOT 11 Georgetown **Reserve Price** **RM 387,600**




Shop Lot Unit
905 sq.ft.

Unit Nos. 77-G-41, 77-G-42 & 77-G-78,
Penang Times Square, Jalan Dato
Kramat, 10150 Georgetown, Pulau
Pinang.

Assignor / Borrower :
Chok Keng Vui & Liew Yee Han

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

 Pulau Pinang

LOT 12 Bayan Lepas **Reserve Price** **RM 372,600**



Condominium Unit
904 sq.ft.

Unit No. 12D-10-7, One Foresta,
Lengkok Kelicap, 11900 Bayan Lepas,
Pulau Pinang.

Assignor / Borrower :
Kamalen A/L Letchimanan

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

 Pulau Pinang

LOT 12 Bukit Mertajam **Reserve Price** **RM 1,053,000**



3 Storey Bungalow Unit
3,229 sq.ft.

Unit No. 7, Lorong Hill Park 4, Hill Park
Residensi, 14000 Bukit Mertajam,
Pulau Pinang.

Assignor / Borrower :
Ruthran A/L Ravi

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

 Pulau Pinang



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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 / 016-4465117

Simple Step of Bidding

5 Step To Bid Auction Property Online



STEP 01

Register as user



STEP 02

Select property



STEP 03

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 bid.

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



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>

During 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?

- 1 Safe & convenient
- 2 Save time & cost
- 3 Transparent bidding process



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