

# 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**  
**Friday**

**DATE**  
**17<sup>TH</sup> January 2025**

**TIME**  
**3.00 P.M**

**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>

<p><b>LOT 01</b> Bayan Lepas Reserve Price <b>RM 540,000</b></p>  <p>Condominium Unit 1,238 sq.ft.</p> <p>Unit No. 8B-27-03, Setia Sky Vista, Lebuh Relau 9, 11900 Bayan Lepas, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Vignesh A/L Parasuraman</p> <p><b>Solicitor :</b> Kek Ooi &amp; Lee Hong (Tel: 04-2618845)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 02</b> Georgetown Reserve Price <b>RM 76,500</b></p>  <p>Shop Lot Unit 1,722 sq.ft.</p> <p>Unit No. 79-1-30, Penang Times Square, Birch Regency, Jalan Dato Keramat, 10150 George Town, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Yim Chik Sing &amp; Quah Cheah Pheng</p> <p><b>Solicitor :</b> Kek Ooi &amp; Lee Hong (Tel: 04-2618845)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 03</b> Bukit Mertajam Reserve Price <b>RM 306,000</b></p>  <p>Apartment unit 1,002 sq.ft.</p> <p>Unit No. 6-06, Pangsapuri Alma Ria, Jalan Alma Ria 2, 14000 Bukit Mertajam, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Ong Kian Poh</p> <p><b>Solicitor :</b> Kek Ooi &amp; Lee Hong (Tel: 04-2618845)</p> <p><b>Pulau Pinang</b></p>
<p><b>LOT 04</b> Bayan Lepas Reserve Price <b>RM 567,000</b></p>  <p>Condominium Unit 1,399 sq.ft.</p> <p>Unit No. 1B-32-10, The Clovers, Lengkok Merbah 3, 11900 Bayan Lepas, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Ooi Beng Tiew &amp; Tan Yuen Chiew</p> <p><b>Solicitor :</b> Salina, Lim Kim Chuan &amp; Co (Tel: 04-2282089)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 05</b> Bayan Lepas Reserve Price <b>RM 630,000</b></p>  <p>Condominium Unit 1,399 sq.ft.</p> <p>Unit No. 1A-32-01, The Clovers, Lengkok Merbah 3, 11900 Bayan Lepas, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Loh Peng Yam</p> <p><b>Solicitor :</b> Salina, Lim Kim Chuan &amp; Co (Tel: 04-2282089)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 06</b> Butterworth Reserve Price <b>RM 500,000</b></p>  <p>Service Apartment Unit 883 sq.ft.</p> <p>Unit 21-13A, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Ngeau Pik Kuan</p> <p><b>Solicitor :</b> Salina, Lim Kim Chuan &amp; Co (Tel: 04-2282089)</p> <p><b>Pulau Pinang</b></p>
<p><b>LOT 07</b> Butterworth Reserve Price <b>RM 70,000</b></p>  <p>Flat unit 576 sq.ft.</p> <p>Unit No. 2-03, Blok 17, Jalan Mesra 2, Taman Mesra, 13400 Butterworth, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Jeevajothi A/P Ramasamy</p> <p><b>Solicitor :</b> Kek Ooi &amp; Lee Hong (Tel: 04-2618845)</p> <p><b>Pulau Pinang</b></p>		

= 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**  
**CHEAH SAW HOON**



**PALMA AUCTIONEERS SDN BHD**  
**04-2299777 / 016-4465117**

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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