

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **Hong Leong Bank Berhad [19340100023 (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 Wednesday | **DATE** 25TH September 2024 | **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>

LOT 01 Simpang Ampat Reserve Price **RM 90,500**

Flat Unit
603 sq.ft.
Unit No. A-2-29, Pangsapuri Perwira, 14100 Bukit Mertajam, Pulau Pinang.

CALLLED OFF

Assignor / Borrower :
Koh Soak Hoay

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

Pulau Pinang

LOT 02 Bukit Mertajam Reserve Price **RM 350,000**

2 Storey Terrace House Unit
2,122 sq.ft.
Unit No. 11A, Lorong Jadi Indah 5, Taman Jadi Indah, 14020 Bukit Mertajam, Pulau Pinang.

Assignor / Borrower :
Yeoh Chong Chun & Lai Shirlyn

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

Pulau Pinang

LOT 03 Bukit Mertajam Reserve Price **RM 619,700**

3 Storey Terrace House Unit
3,114 sq.ft.
Unit No. 1, Jalan Vila Permai Jaya, Taman Vila Permai Jaya, 14000 Bukit Mertajam, Pulau Pinang.

Assignor / Borrower :
Choong Seong Huat & Sharyn Tan

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

Pulau Pinang

LOT 04 Butterworth Reserve Price **RM 324,000**

Condominium Unit
1,119 sq.ft.
Unit No. A-6-12B, Taman Casa Utopia, Lorong Sungai Dua Utama 34, 13800 Butterworth Pulau Pinang.

Assignor / Borrower :
Ho Wei Liang & Cheong Jie Xin

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

Pulau Pinang

LOT 05 Perai Reserve Price **RM 470,000**

Service Apartment Unit
958 sq.ft.
Unit No. 22-11, Pangsapuri Servis Meritus, Jalan Laguna 1, 13700 Perai, Pulau Pinang.

CALLLED OFF

Assignor / Borrower :
Muhammad Syasnizam Bin Rubika

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

Pulau Pinang

LOT 06 Perai Reserve Price **RM 333,000**

Service Apartment Unit
915 sq.ft.
Unit No. 29-09, Pangsapuri Servis Meritus, Jalan Laguna 1, 13700 Perai, Pulau Pinang.

Assignor / Borrower :
Saw Jau Hui

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

Pulau Pinang

LOT 07 Bukit Mertajam Reserve Price **RM 140,000**

Walk Up Flat Unit
710 sq.ft.
Unit No. G-08, Rumah Pangsapuri Tropika, Lorong Sungai Dua Utama 34, 14020 Bukit Mertajam, Pulau Pinang.

CALLLED OFF

Assignor / Borrower :
Nur Shahfiqah Chan Binti Abdullah

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

Pulau Pinang

LOT 08 Lunas Reserve Price **RM 590,000**

1.5 Detached House Unit
4,919 sq.ft.
Unit No. 125, Lorong Saujana 2/6, Taman Saujana Indah, 09600 Lunas, Kedah Darul Aman.

Assignor / Borrower :
Harikrishnan A/L Parumalsamy

Solicitor :
Hoe & Ahmad Zaki (Tel: 04-4215737)

Pulau Pinang

LOT 09 Alor Setar Reserve Price **RM 640,000**

Condominium Unit
1,576 sq.ft.
Unit No. B-8-5, Amansuri Residences, No. 99, Lebuhraya Darul Aman, 05100 Alor Setar, Kedah Darul Aman.

Assignor / Borrower :
Azhar Bin Md Yusoss

Solicitor :
Mazlifah & Partners (Tel: 03-78062588)

Kedah

= Hong Leong Bank Berhad

= Hong Leong Islamic Bank Berhad

LOT 10 Bayan Lepas Reserve Price **RM 243,000**




Apartment Unit
958 sq.ft.
Unit No. 2-5, Block Seroja, Mutiara Perdana, Lengkok Kelicap, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Shaik Ahmad Nazri Bin Shaik Mohammad

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

 Pulau Pinang

LOT 11 Tasek Gelugor Reserve Price **RM 85,000**




Flat Unit
538 sq.ft.
Unit No. 1-10, Blok B, Lorong Desa Perdana, 13300 Bayan Lepas, Pulau Pinang.

CALLED OFF

Assignor / Borrower :
Mohamad Asri Bin Abdul Halim

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

 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 **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 :

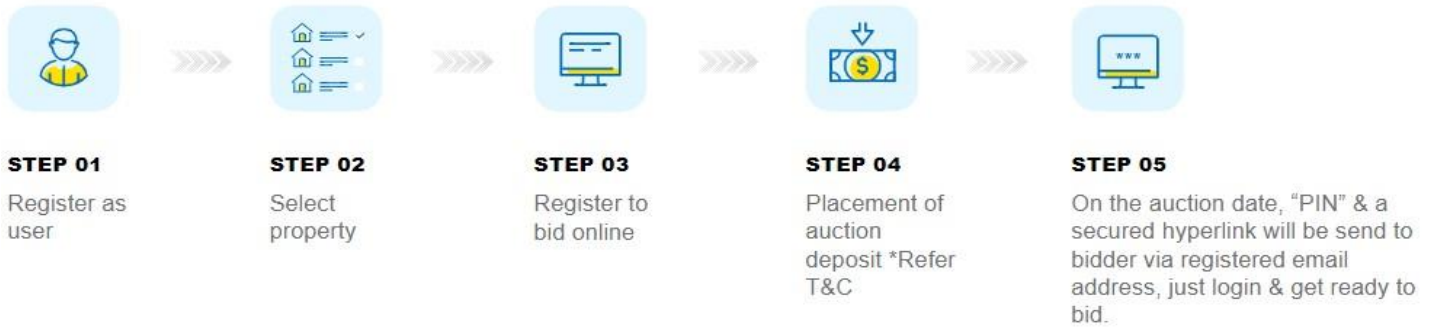
ROHAYAH BINTI ISMAIL
CHEAH SAW HOON



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

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
Dont 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

PALMA AUCTIONEERS SDN BHD

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**PALMA AUCTIONEERS
SDN BHD**