

# 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 <b>Tuesday</b>	DATE <b>2<sup>ND</sup> April 2024</b>	TIME <b>3.00 P.M</b>	ONLINE BIDDING AT <b><a href="https://palma.bidnow.my">https://palma.bidnow.my</a></b>
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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** Ayer Itam Reserve Price **RM 364,500**



Condominium Unit  
883 sq.ft.

Unit No. 6B-21-1, Summer Tower, All Seasons Park, Lebuhraya Thean Tek, 11500 Ayer Itam, Pulau Pinang.

**Assignor / Borrower :**  
Lim Wah Kok & Moey Suat See

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

Pulau Pinang

**LOT 02** Tasek Gelugor Reserve Price **RM 494,100**



Condominium Unit  
1,582 sq.ft.

Unit No. 99A-8-3, Pine Residence, Jalan Bukit Kukus, 11060 Pulau Pinang.

**Assignor / Borrower :**  
Yeap Hooi Ha & Leng Kwee Seng

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

Pulau Pinang

**LOT 03** Tikam Batu Reserve Price **RM 56,700**



Flat Unit  
603 sq.ft.

Unit No. B-3-5, Taman Seri Jenaris, 08600 Tikam Batu, Kedah Darul Aman.

**Assignor / Borrower :**  
Osman Bin Saad

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

Kedah

**LOT 04** Butterworth Reserve Price **RM 243,000**



Apartment Unit  
969 sq.ft.

Unit No. 7-04, Blok D, Pangsapuri Ria, Lebuah Kampung Benggali, 12200 Butterworth, Pulau Pinang.

**Assignor / Borrower :**  
Micheal Nelson A/L Maruthiah

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

Pulau Pinang

**LOT 05** Ayer Itam Reserve Price **RM 500,000**



Condominium Unit  
861 sq.ft.

Unit No. 6C-20-3, Autumn Tower, All Seasons Park, Lebuhraya Thean Tek, 11500 Ayer Itam, Pulau Pinang.

**Assignor / Borrower :**  
Law Chun Yin

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

Pulau Pinang

**LOT 06** Perai Reserve Price **RM 109,350**



Flat Unit  
614 sq.ft.


Unit No. 4-09, Block E, Persiaran Sembilang 1, Seberang Jaya, 13700 Perai, Pulau Pinang.

**Assignor / Borrower :**  
Rosli Bin Che Din & Shukirah Binti Othman

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

Pulau Pinang

**LOT 07** Tasek Gelugor Reserve Price **RM 255,000**



2 Storey Terrace House Unit  
958 sq.ft.

Unit No. 15, Lorong Tasek Gelugor Utama 2/7, Taman Tasek Gelugor Utama, 13300 Tasek Gelugor, Pulau Pinang.

**Assignor / Borrower :**  
Mohamad Farhan Bin Abdul Wahab & Nur Hazwani Binti Abdul Halim

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

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**

<b>Before Auction</b>			<b>During Auction</b>	
				
<b>TIPS 01</b> Make sure your device is in good running condition	<b>TIPS 02</b> Make sure your device has sufficient power	<b>TIPS 03</b> Make sure your internet connection is stable with strong signal	<b>TIPS 01</b> Dont use your device for other apps that consume internet bandwidth	<b>TIPS 02</b> Don't press back button of your browser when auction started
			<p><b>Why Should I Bid Online?</b></p> <ol style="list-style-type: none"> <li>1 Safe &amp; convenient</li> <li>2 Save time &amp; cost</li> <li>3 Transparent bidding process</li> </ol> 	
<b>TIPS 04</b> Disable the screensaver of your device	<b>TIPS 05</b> Use latest version of internet browser (Chrome, Firefox, Safari & IE)	<b>TIPS 06</b> Test your audio and visual compatibility on <a href="https://palma.bidnow.my">https://palma.bidnow.my</a>		

**PALMA AUCTIONEERS SDN BHD**

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