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# TENANCY AGREEMENT

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BETWEEN

TEO SIEW NGOH

( NRIC NO : 750816-04-5264 )

(THE LANDLORD)

AND

MOHAMAD SHAMIR BIN SARONI

( NRIC NO : 981207-10-6936 )

(THE TENANT)



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**PREMISES ADDRESS:**

Blok B-29-08, The Reach Titiwangsa, Jalan Tiara Titiwangsa, 53200, Titiwangsa Kuala Lumpur.

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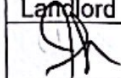
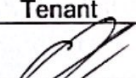
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Landlord	Tenant
	

**THE FIRST SCHEDULE**

(Which is to be taken read and construed as an essential part of this Agreement)

Section 1	Date of this Agreement	21 / 12 / 2021
Section 2	Particulars of the Landlord	<b>NAME : TEO SIEW NGOH</b> <b>NIRC NO : 750816-04-5264</b> <b>MOBILE NO : 012-2899861 / 017-8896781 Mr Ong</b>
Section 3	Particulars of the Tenant	<b>NAME : MOHAMAD SHAMIR BIN SARONI</b> <b>NRIC NO : 981207-10-6963</b> <b>MOBILE NO : 011-3370 4584 / 017-370 8465 (Anisya).</b>
Section 4	Particulars of the Said Premises	Blok B-29-08, The Reach Titiwangsa, Jalan Tiara Titiwangsa, 53200, Titiwangsa Kuala Lumpur.
Section 5	Term of Tenancy	TWELVE ( 12 ) MONTHS
Section 6	a) Rental Per Month Payable in Advance  b) Monthly Rental due and payable on:  Bank Account Details	<b>RINGGIT MALAYSIA THREE THOUSAND AND TWO HUNDRED ONLY ( RM 3200.00 )</b>  <b>21<sup>st</sup> OF EACH CALENDAR MONTH</b> ✓  <b>NAME : TEO SIEW NGOH</b> <b>BANK NAME : PUBLIC BANK</b> <b>ACCOUNT NUMBER : 316 1978 926</b>
Section 7	a) Date of Commencement  b) Date of Expiry	a) 21/12/2021  b) 20/12/2022
Section 8	a) Rental Deposit (Equivalent 2 Months Rental)  b) Utilities Deposit (Equivalent 1/2 Month Deposit)  c) Access Card Deposit - 2 ( RM100/per card )	a) RINGGIT MALAYSIA SIX THOUSAND AND FOUR HUNDRED ONLY ( RM 6400.00 )  b) RINGGIT MALAYSIA ONE THOUSAND AND SIX HUNDRED ONLY ( RM 1600.00 )  c) RINGGIT MALAYSIA TWO HUNDRED ONLY ( RM 200.00 )
Section 9	a) Notice of Renewal	a) TWO (2) MONTHS BEFORE TENANCY EXPIRY FROM
Section 10	Use of Said Premises	Solely for Residential Dwelling Only
	Special Condition	<ul style="list-style-type: none"> <li>• <u>Landlord can terminate the utilities supply and Blok access card if Tenant delay on monthly rental payment more than 14 days.</u></li> <li>• <u>Should the interior of the apartment dirtied and/or damaged beyond tenant- able condition, the tenant shall repaint and/or repaired it at tenant's own cost before moving out or any cost incurred shall be allowed to deduct from the deposit. This include but not limited to scratch on timber flooring painting, cleaning etc.</u></li> <li>• <u>Tenant shall keep all appliances and equipment in good and clean condition.</u></li> </ul>

Landlord	Tenant
	

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day and year herein written.

SIGNED by the Landlord

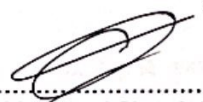
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NAME : Teo Siew Ngoh  
NRIC NO : 750816-04-5264

SIGNED by the Tenant

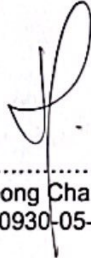
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NAME : Mohamad Shamir Bin Saroni  
NRIC NO : 981207-10-6963

SIGNED by the Witness

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NAME : Teong Chang Kai  
NRIC NO. : 940930-05-5025

Landlord	Tenant
