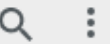




+60 10-382 1509

online



✓ I hereby consent TM representative to proceed and process my order.
Kindly notify me if there is any issues
pertaining to my request.

5:13 pm ✓

like this

5:13 pm ✓

Customer Name: NGUYEN THANH TAI

Passport/IC: C1399595

Contact Number : 0103821509

Address :A-28-15 , BLOCK A MERCU SUMMER SUITE JALAN CENDANA 50250
K.L

Email Address: thanhtai211@hotmail.com

Package to be subscribe: Unifi 100 MBPS,RM 129/month

Term & Condition:

✓ I hereby consent to subscribed the service with subscription contract of 24
months.

✓ I have read, understand and agree to be bound by the Terms & Condition
of service.

✓ I agree to pay advance payment within 10 days after installation complete

✓ I hereby consent TM representative to proceed and process my order.

Kindly notify me if there is any issues
pertaining to my request.

5:13 pm

ok thx

5:13 pm ✓

do u have the tenancy agreement ?

5:13 pm ✓

Yes

5:13 pm

it's ok

5:13 pm ✓

i got it from leon

5:13 pm ✓

thx ya

5:13 pm ✓

so the installation on this friday

5:13 pm ✓



Type a message



DATED 1st DAY OF JANUARY 2022

**BETWEEN
JACLYN CHUA JIA WEN
NRIC: 871226-14-5362**

(“LANDLORD”)

**AND
NGUYEN THANH TAI
PASSPORT NO: C1399595 (VIETNAMESE)**

(“TENANT”)

TENANCY AGREEMENT

OF

**A-28-15, MERCU SUMMER SUITES,
8, JALAN CENDANA,
OFF JALAN SULTAN ISMAIL
50480 KUALA LUMPUR**

AN AGREEMENT made the day and year stated in **Section A of the Schedule** between the party whose name is stated in **Section B of the Schedule** (hereinafter referred to as "**Landlord**") of the one part and the party whose name is stated in **Section C of the Schedule** (hereinafter referred to "**Tenant**") of the other part.

WHEREAS the Landlord is the registered proprietor of the property more particular referred to and described in **Section D of the Schedule** (hereinafter referred to as "**Demised Premises**").

NOW IT IS HEREBY AGREED as follows:

1. The Landlord agrees to grant tenancy and the Tenant agrees to take tenancy of the Demised Premises and with all existing fixture and fittings and/or other ancillary appliances affixed or built into the Demised Premises for the term stipulated in **Section E of the Schedule** ("**Term**") at the monthly rent stipulated in **Section F of the Schedule** ("**Rent**"), subject always to the terms and conditions hereinafter contained.
2. The Tenant shall upon execution of this **Agreement** pay the Landlord the sum stipulated in **Section G of the Schedule** by way of deposit as security ("**Security Deposit**") for the due observance and performance by the Tenant of the terms and conditions of this Agreement. The said sum shall be maintained at those figures and shall not deem or treated as payment of rent.
3. The Landlord, without prejudice to any other Landlord's right or remedy to claim in addition thereto damages against the Tenant, shall be entitled at its sole discretion to absolutely forfeit and/or deduct such amount from the Security Deposits as a result of any breaches non-observance or non-performance by the Tenant of any covenants conditions stipulations and undertakings contained in this Agreement which is capable of being remedied but not remedied by the Tenant within fourteen (14) days from the date of notice of such breaches, non-observance and non-performance from the Landlord.
4. **THE TENANT HEREBY COVENANTS WITH THE LANDLORD as follows:**
 - (a) To pay the Rent monthly in the amount and manner as stipulated in **Section F of the Schedule**, whether in advance on or before the due date of each and every subsequent calendar month then commencing subject to the stipulations term and conditions hereinafter contained.
 - (b) To pay the Landlord upon the execution of this Agreement, the sum of **Ringgit Malaysia** as specified in **Section H of the Schedule** only as deposit for utilities (electricity, water charges, Indah Water sewerage, telephone rental(if any)) ("**Utilities Deposit**") to be incurred during the tenancy of the Demised Premises. The said sum less sums as may then be payable by the Tenant under this Agreement shall be fully refunded without interest to the Tenant on the termination of this tenancy within fourteen (14) days.

TENANCY AGREEMENT

- (c) To keep the Demised Premises, the flooring and interior plaster or other surface material or rendering on walls and ceilings and the Landlord's fixtures thereon including doors, windows, glass shutters, locks fastenings, electric wires, installations and fitting for the light and power and other fixtures and additions therein in good and tenantable repair and clean condition and to replace or repair any part of the Demised Premises and the Landlord's fixtures and fittings therein which shall be broken or damaged due to malicious, negligent or careless acts or omission of the Tenant his servants, agents invitees or otherwise and further that if any damage is caused to the Landlord to any person whomever directly or indirectly through the said damaged condition of any part of the interior of the Demised Premises (including flooring, walls, ceilings, doors, windows and other Landlord's fixtures) the Tenant shall be wholly responsible therefore and shall fully indemnify the Landlord against all claims, demands, actions and legal proceedings whatsoever made upon the Landlord by any person in respect thereof.
- (d) To permit the Landlord and/or his agent at all reasonable times to enter upon and examine the condition of the Demised Premises and thereupon the Landlord may serve upon the Tenant notice in writing specifying any repairs necessary to be done and for which the Tenant is liable under the terms of this Agreement, and require the Tenant forthwith to do the same and if the Tenant shall not within Fourteen (14) days after the date of such notice proceed diligently with the execution of such repairs then to permit the Landlord his servants and agents to enter upon the Demised Premises to carry out such repairs and the costs and expenses thereof shall be a debt due from the Tenant to the Landlord and be forthwith recoverable by action.
- (e) Not to do or permit to be done upon the Demised Premises anything which in the opinion of the Landlord may constitute a nuisance. Upon notice by the Landlord or the Appropriate Authority to abate such nuisance, the Tenant shall take all steps to remove and/or end such nuisance immediately, failing which, the Landlord at his entire discretion may take steps to abate the nuisance and all cost relating thereto shall be borne by the Tenant.
- (f) The Tenant shall not use the Demised Premises or any part thereof or permit or suffer the same to be used for any illegal or immoral purposes.
- (g) To keep all the accessories, furniture, kitchen hardware, devices and equipment which are more particularly set out in **Annexure A ("Inventory List")** in good repair and clean condition at all times. The Tenant shall be responsible for the upkeep of the items in the Inventory List and shall be liable to pay for any damages to the items in the Inventory List which occurred during the Term of the tenancy.
- (h) To use the Demised Premises only for the purpose specified in **Section I of the Schedule**.
- (i) Forthwith to notify the Landlord in writing of any notices served by any competent authority and with all due speed to comply with the terms of the said notice as are effective and to keep the Landlord indemnified from and against all actions, costs, claims, demands and liability in respect thereof.

TENANCY AGREEMENT

- (j) Not to make or permit to be made any alterations in or additions or partitions to the Demised Premises or to the Landlord's fixtures, fittings and decorations wherein without having first obtained the written consent of the Landlord thereof and upon the determination of the term hereby created, if so requested by the Landlord, to restore the Demised Premises to their original state and condition at the expense of the Tenant.
- (k) Unless for the purposes in **Section I of the Schedule**, Tenant shall not assign, underlet, or part with the actual or legal possession or the use of the Demised Premises or any part thereof for any term whatsoever without the previous consent in writing of the Landlord first obtained.
- (l) Not without the prior consent of the Landlord, to affix, paint or otherwise exhibit on the exterior of the Demised Premises or the windows thereof or any part thereof any name plate, signboard, placard, poster or advertisement of any flagstaff or other thing whatsoever or use the outer wall of the Demised Premises for the purpose of any public announcement or to exhibit anywhere outside the Demised Premises any indication of business or otherwise except upon the written consent of the Landlord.
- (m) Not to do or permit or suffer to be done anything whereby the policy or policies of insurance on the Demised Premises against damage by fire may become void or void able or whereby the premiums thereon may be increased and to make good all damage suffered by the Landlord and to repay to the Landlord on demand all sums paid by them by way of increased premium and all expenses incurred by the Landlord in or about any renewal of such policy or policies rendered necessary by a breach or non-observance if this covenant without prejudice to the other rights of the Landlord.
- (n) Not to install or caused to be installed in the said Demised Premises any heavy equipment or electrical appliances consuming high voltage without the prior written consent of the Landlord first had and obtained.
- (o) At the expiration or sooner determination of the tenancy to yield up peaceably the Demised Premises with the fixtures, fittings, decorations, Inventory List items thereto in a tenantable repair and condition, fair wear and tear accepted.
- (p) At all times during the term hereby created to comply with all such requirements as may be imposed on the Tenant by any ordinance or Act or Parliament now or hereafter in force and any orders, rules, regulations, requirement and notice there under.

TENANCY AGREEMENT

- (q) To pay all charges in respect of water, electricity, telephone, internet consumed on the Demised Premises including Indah Water sewerage charges and all other utilities supplied to the Demised Premises according to the meters thereon.
- (r) To maintain and service all the air-conditioning units within the Demised Premises once every six (6) months during the Term of Tenancy at the Tenant its own costs. Provided always nothing herein shall make it incumbent on the Tenant to compensate for any major replacement or extensive repairs to the air-conditioning units save and except where replacement or repairs are caused by negligence of or misuse by the Tenant, its servants and/or agents or through lack of maintenance.
- (s) During the Two (2) months immediately preceding the expiry of the tenancy Term, unless the Tenant shall have given notice of his intention to renew the tenancy as hereinafter provided, to permit persons with the written authority from the Landlord at all reasonable times of the day to view the Demised Premises for the purpose of letting the same.
- (t) To permit the Landlord and his duly authorised representatives upon giving at least three (3) days' previous notice at all reasonable times to enter upon and examine the condition of the Demised Premises, whereupon the Landlord shall be entitled to serve the Tenant a notice in writing specifying therein any repairs necessary to be carried out and requiring the Tenant to forthwith to execute the same and if the Tenant shall not within fourteen (14) days after service of such notice proceed diligently with the execution of such repairs or works then the Landlord with or without workmen and others shall be entitled to enter upon the Said Premises and execute the repairs and the Tenant agrees that the costs thereof shall be a debt from the Tenant to the Landlord and be forthwith recoverable by action.

5. THE LANDLORD HEREBY COVENANTS WITH THE TENANT as follows:

- (a) To pay the quit rent and assessment imposed on and payable in respect of the Demised Premises.
- (b) At all times throughout the tenancy to insure and keep insured the Demised Premises but excluding the Tenant's furniture fittings and chattels from loss or damage by fire and to pay all premium necessary for that purpose.
- (c) To permit the Tenant if they punctually pays the rent hereby reserved and other charges and observes the stipulations on his part herein contained to peaceably enjoy the Demised Premises without any interruption or disturbances by the Landlord or those lawfully claiming title under or in trust for them.

6. PROVIDED ALWAYS AND IT IS EXPRESSLY AGREED as follows:

- (a) In the event the Tenant shall be desirous of taking a tenancy of the Demised Premises for a further term of One (1) year, the Tenant shall give the Landlord **two (2) months** written notice of the same. Provided always that the terms and conditions of this Agreement shall have been duly observed and performed by the Tenant, the Landlord shall grant the Tenant a further term of tenancy as is specified in **Section J of the Schedule** hereto upon the same terms and conditions (save and except for this clause) and at a monthly rental to be mutually agreed upon by both parties. For the avoidance of doubt, in the event of further extension of the Term, such extension shall be deemed and construed as part of the Term

TENANCY AGREEMENT

under this Agreement, save for this clause 6(b) and clause 4(s) above.

- (b) In the event the Tenant shall unilaterally terminate this Agreement before expiration of the Term, as the case may be, all monies paid by the Tenant pursuant to this Agreement including the Security Deposits and Utilities Deposit shall be forfeited absolutely by the Landlord without prejudice to the Landlord's rights of action against the Tenant for further or additional damages for breach of this Agreement and the Tenant shall remain liable to pay the full amount of the Monthly Rental in respect of the Demised Premises for the remaining duration of Term.

7. INDEMNITY

The Tenant shall be responsible for and shall indemnify and keep the Landlord, his heirs, personal representatives, successors-in-title, estate and permitted assigns and his officers, servants and agents indemnified against all actions proceedings claims demands damages costs and expenses whatsoever which the Landlord, his heirs, personal representatives, successors-in-titles, estate and permitted assigns and his officers, servants and agents may be liable to suffer or incur by reasons of the act omission negligence default or error on the part of the Tenant, her agents, servants or invitees for:-

- (a) all damages howsoever caused or occasioned to the Demised Premises or any adjacent or neighbouring premises or injury to any person by any act, omission, default, negligence or error of the Tenant, her servants, agents, employees, invitees, contractors or licensees;
 - (b) all damages howsoever caused or occasioned to the Demised Premises, or any injury to any person as a consequence of any breach, non-observance or non-performance of the Tenant's covenants herein contained;
 - (c) all demands, actions, proceedings, prosecution whatsoever made upon or instituted against the Landlord, his heirs, personal representatives, successors-in-title, estate and permitted assigns and his officers, servants and agents by any person or authority as a consequence of any act, omission, error, default or negligence of the Tenant, her agents, employees, invitees, contractors or licensees or as a consequence of any breach, non-observance or non-performance of the Tenant's covenants herein contained;
 - (d) all damages and costs arising from any claim, action or proceedings taken against the Landlord, his heirs, personal representatives, successors-in-title, estate and permitted assigns and his officers, servants and agents by any party as a result of any act, default or negligence of the Tenant, her agents, employees, invitees, contractors, licensees;
 - (e) all costs, legal and professional fees (including but not limited to solicitors fees on a solicitor and client basis) incurred by the Landlord in taking proceedings, enforcing and/or defending any actions arising from Clause 7(a), (b), (c) or (d) above.
8. Any notice or other document or writing required to be served delivered or given hereunder shall be sufficiently served if left addressed to the Tenant on the Demised Premises or sent to the Tenant by registered post addressed to the Tenant's last known address in Malaysia and any notice document or writing to the Landlord shall be sufficiently served if sent by registered post to the Landlord last known address.
9. The cost of any incidental to the preparation and completion of this Agreement including stamp duty shall be paid by the Tenant.
10. It is hereby expressly agreed between the Landlord and the Tenant that the tenancy of the Demised Premises shall in addition to the term and conditions herein be subject to the Special Conditions, if any, set out in **Section K of the Schedule**. In the event of any conflict, discrepancies or Variance the Special Conditions shall prevail.

TENANCY AGREEMENT

11. The Schedule and Special Conditions shall be taken read and construed as part of this Agreement.
12. Time wherever mentioned shall be of the essence.
13. This Agreement shall be binding upon the successors in title and assigns personal representatives and heirs of the Landlord and Tenant.

[THE REMAINING OF THIS PAGE IS INTENTIONALLY LEFT EMPTY]

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

SIGNED BY THE SAID **LANDLORD**

Name: JACLYN CHUA JIA WEN
NRIC No.: 871226-14-5362

)
) 

In presence of:

)

Name: OON CHEE HOU
NRIC No.: 901016-08-6565

)
)

SIGNED BY THE SAID **TENANT**

Name: NGUYEN THANH TAI
Passport No. C1399595 (VIETNAMESE)

) 

In presence of:

)

Name: OON CHEE HOU
NRIC No.: 901016-08-6565

)
)



TENANCY AGREEMENT

SCHEDULE
(Which forms part of this Agreement)

SECTION		PARTICULARS
A.	Date of Agreement	The 1 st day of JANUARY 2022
B.	Description of Landlord	Name: JACLYN CHUA JIA WEN NRIC No.: 871226-14-5362 Address: 41, Jln Bu 1/8 Bandar Utama 47800 Petaling Jaya Selangor
C.	Description of Tenant	Name: NGUYEN THANH TAI Passport No: C1399595 (VIETNAMESE) Address: Accenture Technology Solutions Sdn Bhd, Sunway Geo Tower, Lvl 4 & 17, Jalan Lagoon Selatan, Bandar Sunway, Subang Jaya, 47500
D.	Description of Demised Premises	A-28-15, MERCU SUMMER SUITES, 8, JALAN CENDANA, OFF JALAN SULTAN ISMAIL 50480 KUALA LUMPUR
E.	i) Term of Tenancy ii) Commencement Date iii) Expiry Date	1 Year 1 JANUARY 2022 31 DECEMBER 2022

TENANCY AGREEMENT

SECTION		PARTICULARS
F.	Monthly Rental Date Payable Mode of Payment	RM 1,350.00 On or before the 1 ST day of each and every subsequent month To be credited to: JACLYN CHUA JIA WEN BANK: MAYBANK 16489 20 70686
G.	Security Deposit	RM 2,700
H.	Utilities Deposit	RM 675
I.	Use of the Demised Premises	Own Stay (Single) (NOT MORE than 1 adult at any one time)
J.	Option to Renew	1 Year
K.	Special Conditions	-

**ANNEX A : INVENTORY LIST
PROPERTY INSPECTION CHECK LIST**

A-28-15 ,MERCU SUMMER SUITES,8, JALAN CENDANA, OFF JALAN SULTAN ISMAIL 50480
KUALA LUMPUR

Item	Qty
BATHROOM 1	
WATER HEATER	1
WALL MIRROR	1
DRY KITCHEN & DINING	
KITCHEN SYSTEM WITH WALL SHELF AND KITCHEN CABINETS	1
ELECTRICAL HOOD & HOB	1
WASHING MACHINE & DRYER	1
FRIDGE	1
MICROWAVE	1
GLASS	2
TABLE MAT	2
SPOON/FORK/KNIFE	4
BIG SPOON/FORK	1
PLATE	4
CUTTING BOARD	1
LIVING ROOM	
AIR CONDITIONER WITH REMOTE	1
CURTAIN & TRACKS	1
(SHARP 32 INCH)TV WITH REMOTE & TV CABINET	1
2 SEATER SOFA	1
COFFEE TABLE	1
DINNING TABLE	1
DINING CHAIR	2
PICTURE FRAME	3


ACCESS CARDS & KEYS

Type	QTY Move-In	Type	QTY Move-In
Lobby Access Card	SN:	Main Entrance Door Key	1
	SN	Bedroom Door Key	-
		Mailbox Key	1

UTILITIES

Date	
Electricity Meter Reading	Water Meter Reading

SIGNATURE

Date	
Signed By Tenant:	
Signed by Landlord:	

TENANCY AGREEMENT