



KERAJAAN MALAYSIA

**IBU PEJABAT**  
**LEMBAGA HASIL DALAM NEGERI MALAYSIA**  
**MENARA HASIL**  
**PERSIARAN RIMBA PERMAI**  
**CYBER 8, 63000 CYBERJAYA**  
**SELANGOR DARUL EHSAN**

**SIJIL SETEM**

ASAL

**STAMP CERTIFICATE**



(Sila lekatkan sijil setem ini ke atas surat cara sebagai bukti penyeteman)  
 Please attach this stamp certificate to the instrument as evidence of stamping

**Cara Bayaran** *Payment Method* FPX TRANSACTIONS  
**No. Adjudikasi** *Adjudication No.* L01C18073BXW012  
**Jenis Surat Cara** *Type Of Instrument* PERJANJIAN SEWA  
 SURAT CARA UTAMA  
**Tarikh Surat Cara** *Date Of Instrument* 28/12/2021  
**Balasan** *Consideration* RM 0.00  
**Maklumat Pihak Pertama / Penjual / Pemberi** *First Party / Vendor / Transferor / Assignor*  
 HO CHUN YUEN, NO KP 670526106057  
**Maklumat Pihak Kedua / Pembeli / Penerima** *Second Party / Purchaser / Transferee / Assignee*  
 NUR AISYAH BINTI OSMAN, NO KP 901002085246  
**Butiran Harta / Suratcara** *Property / Instrument Description*  
 NO. 21, JALAN PUTRA INDAH 9/7, PUTRA HEIGHTS, SUBANG JAYA, 47650, SELANGOR

M A L A Y S I A

Dengan ini disahkan surat cara ini disetem dan diindors seperti maklumat di bawah:  
 This is to certify this instrument is stamped and indorsed as below:

No. Sijil Setem <i>Stamp Certificate No.</i>	W0120A225038436
Tarikh Penyeteman <i>Date of Stamping</i>	16/01/2022
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 72.00
Peralti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 72.00
Indorsemen <i>Indorsement (Act of Stamping 1948)</i>	Seksyen 37

Pemungut Duti Setem

No. Ketulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 18/01/2022 05:10:08

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di [stamps.hasil.gov.my](http://stamps.hasil.gov.my) atau melalui aplikasi telefon pintar  
 The authenticity of this Stamp Certificate can be verified at [stamps.hasil.gov.my](http://stamps.hasil.gov.my) or by mobile app  
 Ini adalah cetakan komputer dan tidak perlu ditandatangani  
 This is a computer generated printout and no signature is required





THIS AGREEMENT is made the day and year stated in **Section 1 of the Schedule** hereto between the party whose name and description are stated in **Section 2 of the Schedule** hereto (hereinafter called the "Landlord") of the one part and the party whose name and description are stated in **Section 3 of the Schedule** hereto (hereinafter called the "Tenant") of the other part.

**WHEREAS :-**

1. The Landlord is the registered/beneficial proprietor of the property more particularly referred to and described in **Section 4 of the Schedule** hereto which said property is (hereinafter referred to as the Said Premises).
2. The Landlord is desirous of letting and the Tenant is desirous of taking the Said Premises together with furniture, fixtures and fittings as described in the Inventory hereto subject to the terms and conditions hereinafter contained.

**NOW IT IS HEREBY AGREED AS FOLLOWS :-**

1. Subject to the terms and conditions herein contained the Landlord hereby grants and the Tenant hereby accepts a tenancy of the Said Premises for the term, commencing from the date and terminating on the date stated in **Section 5 (a) (b) and (c)** respectively of the Schedule hereto.
2. The monthly rental stipulated in **Section 6 (a) of the Schedule** hereto shall be due and payable in advance in the manner and at the time stipulated in **Section 6 (b)** respectively of the Schedule hereto.
3. The Tenant shall upon execution of this Agreement and prior to the occupation of the Said Premises pay the Landlord the deposit stipulated in **Section 7 of the Schedule** hereto (receipt whereof the Landlord hereby acknowledges) as security for the due observance and performance by the Tenant of all his duties and obligations hereunder and on its part to be performed and fulfilled. The said deposits shall be maintained at this figure during the term of this tenancy and the Tenant shall not be entitled to utilise the said deposit to off-set any rental due under this agreement without the previous written consent of the Landlord and the same shall be returned to the Tenant free of interest within 30 (Thirty) days upon expiry or sooner determination of the term hereby created less any sums as may then be due to the Landlord for damage caused to the Said Premises by the Tenant (damage due to normal wear and tear excepted).
4. The Tenant shall upon execution of this Agreement and prior to the occupation of the Said Premises pay the Landlord the water and electricity deposits stipulated in **Section 8 of the Schedule** hereto (collectively as the Utility Deposits). The Tenant shall not be entitled to utilise the said deposit to off-set any rental due under this agreement without the previous written consent of the Landlord and the same shall be refunded to the Tenant free of interest within 30 (Thirty) days upon expiry or sooner determination of the term hereby created less such sum or sums as may then be due and outstanding. For the purposes of determining the current deposits, it is hereby agreed that photocopy of the requisite receipt notice or other written communication from the relevant Department shall be conclusive.

Landlord	Tenant
	


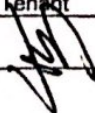


5. **THE TENANT HEREBY COVENANTS WITH THE LANDLORD** as follows:-

- 5.1 To pay the reserved rent on the days and in the manner aforesaid.
- 5.2 To pay all charges due and incurred in respect of electricity, water, gas consumed (if any) on the Said Premises as well as sewerage disposal (Indah Water) and to retain all paid receipts for Landlord's safe-keeping.

After all measures taken to recover the above Clause 5.1 and 5.2 after the due date, the Landlord reserves all rights to disrupt the utilities supply to the Said Premises.

- 5.3 To keep the Said Premises, the fixtures and fittings listed in the Inventory hereto (if any) together with any additions thereto in a good and tenantable repair condition (normal wear and tear excepted) and to replace or repair any of the aforesaid items and any part of the Said Premises and the Landlord's fixtures and fittings which shall be damaged. To be responsible for all maintenance and servicing of all the air-conditioning units (if any) within the Said Premises during the Term of Tenancy at the Tenant's own cost.
- 5.4 To permit the Landlord and his duly authorised representatives upon giving three (3) days' prior notice at all reasonable times to enter upon and examine the condition of the Said Premises, whereupon the Landlord shall be entitled to serve the Tenant a notice in writing specifying therein any repairs for damage caused by Tenant 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.
- 5.5 To use the Said Premises only for the purpose stipulated in the **Section 10 of the Schedule** hereto and not to use or permit or suffer the use thereof for any other purpose Save and Except for the specific purpose herein stated and further not to do or permit or suffer anything to be done in or about the Said Premises or any part thereof which may become a nuisance or cause damage or inconvenience to the Landlord or the Tenant or occupiers of neighbouring premises.
- 5.6 Not to assign, sublet, or part with the actual or legal possession or the use of the Said Premises for any term whatsoever without first obtaining the previous consent in writing of the Landlord.
- 5.7 Not to make or permit to be made any alterations in or additions to the Said Premises or the Landlord's fixtures, fittings decorations therein without having first obtained the written license and consent of the Landlord thereof and in the event of such license and consent being given to carry out at the Tenant's own expense such alterations with such materials and such manner and at such times as shall be designated by the Landlord and upon the determination of the term hereby created, if required by the Landlord, to restore the Said Premises to its original state and condition at the expense of the Tenant.


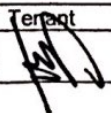
Landlord	Tenant
	



- 5.8 Not to do or permit to be done on the Said Premises anything which may or will infringe any of the laws, by-laws or regulation made by the Government or any competent authority affecting the Said Premises or whereby the policy or policies of insurance against loss or damage by fire may become void or voidable.
- 5.9 On determination of the term hereby created, to peaceably and quietly deliver up to the Landlord vacant possession of the Said Premises in good, clean and proper state of tenantable repair condition. The Tenant may remove all fixtures, fittings or other installations belonging to the Tenant but shall make good any damage caused to the Said Premises or any part thereof by the installation or removal of such fixtures, fittings or installations.
- Upon the Tenant vacating the Said Premises on the expiry or termination of the term, any property remains in or on the Said Premises which the Tenant fails to remove within seven (7) days after being requested in writing by the Landlord to do so, or after the best endeavors of the Landlord being unable to contact the Tenant within seven (7) days from the attempt to do so by the Landlord:-
- 5.9.i. the Landlord may act as the agent of the Tenant to sell such property and the Tenant will indemnify the Landlord against any liability incurred by it to any third party whose property shall have been sold by the Landlord in the mistaken belief held in good faith;
- 5.9.ii. the Tenant shall indemnify the Landlord against any damage occasioned to the Said Premises and any actions, claims, proceedings, costs, expenses and demands made against the Landlord caused by or related to the presence of the property in or on the Said Premises including the costs and expenses of storage, removal and sale of the same.
- 5.10 Not to store or bring upon the Said Premises arms ammunitions or unlawful goods or gunpowder or any explosive or any article or articles of a specially combustible inflammable or dangerous nature and unlawful goods in any part of the Said Premises.
- 5.11 To be responsible to procure house content insurance to insure against all loss of Tenant's belongings in the Said Premises during the Term mentioned in **Schedule 5.a, 5.b and 5.c.**
- 5.12 During the two (2) months immediately preceding the termination of the tenancy 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 Said Premises for the purpose of letting the same.

**6. THE LANDLORD HEREBY COVENANTS WITH THE TENANT as follows:-**

- 6.1 To pay the Quit Rent, assessment, and other outgoings relating to the Said Premises other than those herein agreed to be paid by the Tenant.


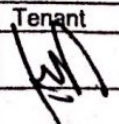
Landlord	Tenant
	



- 6.2 At all times through the period of this Agreement to keep the Said Premises except the furniture, fixtures therein belonging to the Tenant insured against loss or damage by fire or tempest and in case of destruction by fire or tempest to replace or reinstate the same as speedily as possible.
- 6.3 To maintain and keep the main structure of the Said Premises that is the roof, main walls and timbers, drains, water pipes and electrical wiring in good and tenable repair condition throughout the term hereby created except as regards damage to the premises caused by or resulting from any act of default or negligence of the Tenant or his servants and except as hereinbefore covenanted to be done by the Tenant, then the Tenant shall carry out such repairs at their own cost and expenses.
- 6.4 Upon the Tenant paying the rent hereby reserved and observing and performing the covenants, obligations and stipulations herein on his part contained, to allow the Tenant to peaceably hold and enjoy the Said Premises without interruption from the Landlord or any persons rightfully claiming through under or in trust for him.

**7. PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED BETWEEN BOTH PARTIES as follows:-**

- 7.1 If at any time the rent or any part thereof (whether formally demanded or not) shall remain unpaid or unsatisfied for seven (7) days after becoming payable or if any of the Tenant's covenant shall not be performed or observed or if the Tenant shall suffer execution on the Said Premises or if the Tenant shall become a bankrupt or being a company or corporation shall go into liquidation otherwise than for the purpose of amalgamation or reconstruction or if the Tenant for the time being shall enter into any composition with the Tenant's creditors or suffer any distress or execution to be levied on the Tenant's goods then and in any of those events it shall be lawful for the Landlord or any persons authorised by the Landlord in that behalf at any time thereafter to re-enter upon the Said Premises or any part thereof in the name of the whole and thereupon this tenancy shall absolutely determine but without prejudice to any right of action or remedy of the Landlord in respect of any breach of the Tenant's covenants herein contained.
- 7.2 If the Said Premises or any part thereof shall be destroyed by fire (except where such fire has been caused by the fault or negligence of the Tenant) so as to be unfit for use, then the rent hereby covenanted to be paid or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Said Premises shall again be rendered fit for habitation and use and if the Said Premises or any part thereof is not rendered fit for occupation or use within two (2) months from the date of the event either party hereto may determine the Tenancy by giving to the other one (1) month's written notice but without prejudice to the rights and remedies of either party against the other in respect of any antecedent breach.
- 7.3 In the event the Tenant shall be desirous of taking a tenancy of the Said Premises for a further term, the Tenant shall give the Landlord two (2) months' written notice of the same. The Landlord may at its sole and absolute discretion on or before the

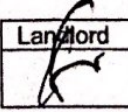

Landlord	Tenant
	



expiration of the term hereby granted if there shall then be no subsisting breach of any of the Tenant's obligations under this present Tenancy grant to the Tenant a new tenancy of the Said Premises for a further term as specified under **Section 9 of the Schedule** hereto upon the same terms and conditions (save and except for this clause) and at a rental to be agreed upon and new security deposits to be agreed upon by the parties hereto subject to the same covenants and conditions as in this present Tenancy reserved and contained (excluding this present covenant for renewal).

- 7.4 There shall be no termination of the tenancy during the term specified in **Section 5 (a) (b) and (c) of the Schedule** by either party. In case of breach, a sum equivalent to two (2) months rental shall be compensated by whichever party who committed the breach to the aggrieved party.
- 7.5 Any additional deposit required by Tenaga Nasional Berhad or the Jabatan Bekalan Air or Indah Water Konsortium from time to time during the continuance of this Agreement shall forthwith be paid by the Tenant to the Landlord as additional utility deposit specified in **Section 8 of the Schedule**.
- 7.6 In the event the Landlord shall be desirous of selling the Said Premises prior to the expiration of the term hereby created, the Landlord hereby covenants, undertakes and agrees that such sale shall be subject to this tenancy and shall procure the Purchaser to continue with the terms and conditions of this Agreement in lieu of the Landlord.
- 7.7 All costs and incidentals to the preparation of this Agreement including stamp duty shall be borne by the Tenant.
- 7.8 Any notice in writing under the terms and conditions of this Agreement to be sent to either party hereto on the other shall be by hand delivery or prepaid registered post and shall be deemed to be sufficiently served at the time when the ordinary course of post would have been delivered.
- 8 In this Agreement :-
- 8.1 The terms "Landlord" and "Tenant" shall include their heirs, personal representatives and successors in title.
- 8.2 Words importing the masculine gender only shall include feminine and neuter genders and vice versa.
- 8.3 Words importing the singular number only shall include the plural and vice versa.

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Landlord	Tenant
	

IN WITNESS WHEREOF the parties hereto have hereunder set their hands the day and year specified in **Section 1 of the Schedule** hereto.

**SIGNED BY THE SAID LANDLORD**

**HO CHUN YUEN**  
(NRIC NO.: 670526-10-6057)  
NO.21 JALAN PUTRA INDAH 9/7,  
PUTRA HEIGHTS,  
47650 SUBANG JAYA,  
SELANGOR DARUL EHSAN.



In the presence of: *Tan Kah Chung*  
(NRIC NO : 670221025766




**SIGNED BY THE SAID TENANT**

**NUR AISYAH BINTI OSMAN**  
(NRIC NO.: 901002-08-5246)  
LOT NO.61, RUMAN NO.12,  
BATU 4 1 /2, KAMPUNG PASIR,  
34600 KAMUNTING,  
PERAK.



In the presence of: *Tan Kah Chung*  
(NRIC NO : 670221025766



Landlord	Tenant
	



## THE SCHEDULE

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

SECT NO	ITEMS	PARTICULARS
1.	Date of Agreement	This _____ day of _____ 202_____
2.	Description of Landlord (Name, NRIC, Address)	<b>HO CHUN YUEN (NRIC NO.: 670526-10-6057)</b> NO.21 JALAN PUTRA INDAH 9/7, PUTRA HEIGHTS, 47650 SUBANG JAYA, SELANGOR DARUL EHSAN.
3.	Description of Tenant (Name, NRIC, Address)	<b>NUR AISYAH BINTI OSMAN (NRIC NO.: 901002-08-5246)</b> LOT NO.61, RUMAN NO.12, BATU 4 1 /2, KAMPUNG PASIR, 34600 KAMUNTING, PERAK.
4.	Description of Said Premises	<b>A 2-STOREY LINK HOUSE @</b> <b>NO.21, JALAN PUTRA INDAH 9/7, PUTRA HEIGHTS,</b> <b>47650 SUBANG JAYA, SELANGOR DARUL EHSAN.</b>
5 a.	Term	1 (one) year
5 b.	Commencing	1st January 2022
5 c.	Terminating	31st December 2022
6 a.	Monthly Rental	Malaysian Ringgit One Thousand Seven Hundred Only — (RM1,700.00)
6 b.	Due On	<u>Note : To add Malaysian Ringgit Eight Only — (RM8.00) for Sewerage – Indah Water each month to be paid with rental.</u> Due and payable on the <b>1ST</b> day and not later than the <b>16TH</b> day of each month.
7.	Security Deposits (2 months rental)	Malaysian Ringgit Three Thousand Four Hundred Only — (RM3,400.00)
8.	Utility Deposits	Malaysian Ringgit Eight Hundred Fifty Only — (RM850.00)
9.	Option To Renew	1 (one) year
10.	Use of the Said Premises.	For residential use only
11.	Other Details	Monthly rental to be banked-into : <b>MAYBANK BERHAD</b> Account No.: <b>512482165012</b> Name : <b>HO FOO THIAM</b>

*[Handwritten signature]*

Landlord	Tenant
<i>[Signature]</i>	<i>[Signature]</i>



**KAD PENGENALAN  
MALAYSIA  
IDENTITY CARD**

MyKad 


901002-08-5246





**NUR AISYAH  
BINTI OSMAN**  
 LOT NO 81 RUMAH NO 12  
 BT 4 1/2  
 KAMPUNG PASIR  
 34000 KAMUNTING  
 PERAK


WARGANEGARA  
 MELAKA PEREMPUNJAN

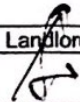



**KETUA PEGHARAH  
PENDAFTARAN NEGARA**

901002-08-5246-04-01

**Touch  
'n  
GO**



Landlord	Tenant
	







# TENANCY AGREEMENT

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BETWEEN

**HO CHUN YUEN**

NRIC NO.: 670526-10-6057

(LANDLORD)

AND

**NUR AISYAH BINTI OSMAN**

NRIC NO.: 901002-08-5246

(TENANT)

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FOR THE PREMISES KNOWN AS

NO. 21, JALAN PUTRA INDAH 9/7, PUTRA HEIGHTS,  
47650 SUBANG JAYA, SELANGOR DARUL EHSAN

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Tech Realtors Properties Sdn Bhd (E (1)1492)  
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Damansara Intan Business Centre,  
Jalan SS20/27, 47400 Petaling Jaya, Selangor  
Tel: 03-7729 9999 Fax: 03-7722 5189