



THE ROOF REALTY SDN BHD
特富房地产代理有限公司

THE ROOF REALTY SDN BHD (1147810-W)

(BRANCH)
25-1 Jalan OP 1/6,
Pusat Perdagangan One Puchong,
47160 Puchong, Selangor
Tel No. : +03 8082 1688
Fax No. : +03 8082 1688
Website : www.theroofrealty.com

(HQ)
BLK A-2-3 Kuchai Exchange,
No 43, Jalan Kuchai Maju 13,
Off Jalan Kuchai Lama,
58200 Kuala Lumpur
Tel No. : +603 79837798



REGISTERED REAL ESTATE AGENT E(1)1605/3

Residential · Commercial · Industrial · Land

LETTER OF OFFER TO RENT CUM TEMPORARY RECEIPT

SERIAL NO. PCR **14871**

Property Address : 15-1B, JALAN PANDAN 3/10, PANDAN JAYA 55100 KL

Property Type: OFFICE

In consideration of the Tenant Mr/Ms OSMAN GHAN BIN MUHAMD ALI
NRIC No. 881117-56-5527 of -

have inspected and hereby offer to rent the above property for OFFICE use only on "as where it is basis" by forwarding a Cheque No. TRANSFER dated 24 February 2022 for the sum of RM 1,400.00 being Earnest Deposit payable to THE ROOF REALTY SDN BHD as Stakeholder.
[Note : THE ROOF REALTY SDN BHD is not be responsible for any cash payment without its official receipt]

TERMS AND CONDITIONS

RENTAL PER MONTH : RM 1,400.00 DATE OF COMMENCEMENT : 07 March 2022
TENANCY PERIOD (Year) : 1 OPTION TO RENEW (Year) : 1
2 Months Security Deposit : RM 2,800.00
1 Month Advance Rental : RM 1,400.00
Utilities Deposit : RM 1,400.00
Stamping and Disbursement : RM 350.00
Other Deposit : RM _____
TOTAL : RM 5,950.00

- The Landlord agreed to pay THE ROOF REALTY SDN BHD the Agency Fee in accordance to Real Estate Agency Act 1981 plus 6% Service Tax (SST), due and payable immediately upon signing of the Tenancy Agreement.
- The Tenancy Agreement must signed by both parties by 07 March 2022
In default of signing the Tenant Agreement within the above validity date :
a. by the tenant(s), (provided that there is no undue delay on the part of the Landlord or Landlord's Solicitor) the said earnest deposit sum paid herewith shall be forfeited by the Landlord, which shall be shared equally between the Landlord and THE ROOF REALTY SDN BHD.
b. by the Landlord, the Landlord shall refund the said earnest deposit sum to the Tenant together with as compensation sum of equivalent to one month rental amount which shall be shared equally between the Tenant and THE ROOF REALTY SDN BHD failing which the Tenant shall be entitled to specific performance at the cost and expense of the Landlord.
- In the event that Landlord(s) reject this offer, the earnest deposit paid herewith shall be refunded in full to the Tenant without any legal recourse.
- This offer letter shall constitute a binding contract which shall be superceded only upon execution of the formal Tenancy Agreement.
- Special Condition owner will paint the unit and replace the new light.
- *By signing below, I/we confirm and acknowledge that I/we have read and understood the contents in this offer letter and the letter of acknowledgment regarding the Anti-Money Laundering, Anti-Terrorism Financing And Proceeds Of Unlawful Activities Act 2001 as enclosed herewith (collectively, "Letters") and I/we hereby agree to the terms and conditions stated in the Letters.***

Signed by the said Tenant(s) & nominee(s)
Name (1) : OSMAN GHAN BIN MUHAMD ALI
NRIC (1) : 881117-56-5527
Name (2) : _____
NRIC (2) : _____
H/P No. : _____
Date : 25 February 2022

Signed by the said Landlord(s)
Name (1) : MOHD RAZI B HASSAN
NRIC (1) : 610611-08-6287
Name (2) : _____
NRIC (2) : _____
H/P No. : _____
Date : _____

Witnessed by/Agency
Name : Lao Chee Yong
NRIC : 911113-14-5781
H/P No. : 012-3232863

Witnessed by/Agency
Name : Lao Chee Yong
NRIC : 911113-14-5781
H/P No. : 012-3232863

ENCLOSURE

(to be taken read and construed as an integral part of this offer letter)

LETTER OF ACKNOWLEDGEMENT REGARDING ANTI-MONEY LAUNDERING, ANTI-TERRORISM FINANCING AND PROCEEDS OF UNLAWFUL ACTIVITIES ACT 2001 ("THE ACT")

1. By signing at the offer letter, I/We hereby acknowledge and confirm that I/we have been advised by you (The Roof Realty Sdn Bhd) of the following:
 - a) you are a reporting institution under the First Schedule of the Act to adhere to the reporting guidelines as provided by the Central Bank of Malaysia; and
 - b) you have the anti-money laundering / counter financing of terrorism (AML/CFT) obligations to among others, conduct customer due diligence on me/us and to keep proper record on my/our identity, the details of transaction involved and other documents as may be required under the Act, including but not limited to a copy of my/our identity card ("**Requested Document**").
2. Notwithstanding your advices on such AML/CFT requirements, I/we have decided to not provide you with the Requested Document. Nevertheless, I/we hereby give our consent to you to conduct necessary searches on me/us for you to comply with the Act.
3. I/We further agree to indemnify you against any losses, damages, claims, costs and expenses suffered or incurred by you including costs on solicitors and client basis in connection with and arising from my/our refusal to furnish the Requested Document to you.

Our Panel Lawyers

Below list are Panel Lawyer Firms recommended by The Roof Realty for their trusted services and favourable rates. Their services are highly recommended based on long-term track record of outstanding expertise in property conveyancing and excellent customer service. Kindly note that customer's decision to engage with their services is not compulsory.

Firm	Koo Cheong & Sony Shee Advocates & Solicitors (Klang Valley)
Address	22A-2, JALAN Puteri 2/5, 47100 Bandar Puteri Puchong, Selangor
Tel No.	03-80691688
Fax No.	
E-mail	katherinelow.kcss@gmail.com
Lawyer(s)	Shee Chia Wei
Lawyer's Mobile No.	011-39908088
Marketing P.I.C Name	Ms Katherine Low
Marketing P.I.C Mobile No.	012-7236099

Firm	Chee Sun & Associates (Penang)
Address	B15-03 Megan Avenue 2,12 Jalan Yap Kwan Seng,50450 Kuala Lumpur
Tel No.	
Fax No.	
E-mail	general@cheesunassociates.com
Lawyer(s)	Goh Chee Sun
Lawyer's Mobile No.	018-9177852
Marketing P.I.C Name	
Marketing P.I.C Mobile No.	