

**DATED THIS 4<sup>th</sup> APRIL 2022**

Between

**MEERA A/P GOVINDARAJOO**  
(NRIC No. 670516-08-5352)  
(LANDLORD)

And

**RAMESH BABU EDUPALLI**  
(COMPANY NO. 1303534-H)  
(TENANT)

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**DEMISED PREMISES :**

**UNIT NO. C-9-11, CAMELLIA SERVICE SUITE,  
JALAN KERINCHI, BANGSAR SOUTH  
59200, KUALA LUMPUR**

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AGREEMENT

**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 legal and beneficial owner of the property described in Section 4 of the Schedule hereto (hereinafter referred to as the "Demised Premises").
2. The Landlord is desirous of letting and the Tenant is desirous of taking the Demised Premises together with furnishings, fixtures, fittings and furnitures as described in the Inventory hereto (on an "as is basis") and upon the terms and conditions hereinafter contained

**NOW THIS AGREEMENT WITNESSETH** as follows:-

1. The Landlord hereby lets and the Tenant hereby takes a tenancy of the Demised Premises together with the use and enjoyment of the common facilities used in conjunction with the Demised Premises **TO BE HELD** by the Tenant for the term of tenancy specified in Section 5 of the Schedule hereto (hereinafter referred to as the "Term of Tenancy") from the date specified in Section 6.1 of the Schedule hereto (hereinafter referred to as the "Commencement Date") to the date specified in Section 6.2 of the Schedule hereto (hereinafter referred to as the "Expiry Date") at an agreed monthly rental specified in Section 7 of the Schedule hereto (hereinafter referred to as the "Reserved Rent") payable in advance by the date of each and subsequent calendar month specified in Section 8 of the Schedule hereto and subject to the terms and conditions hereinafter contained.
2. The Tenant shall upon execution of this Agreement pay the Landlord the sum specified in Section 9 of the Schedule hereto (receipt whereof the Landlord hereby acknowledges) (hereinafter referred to as the "Security Deposit") 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 Security Deposit shall be maintained at this figure during the Term of Tenancy and shall not without the previous written consent of the Landlord be deemed to be or treated as payment of rent and the same shall be returned to the Tenant free of interest within a period of not more than thirty (30) days from the date of expiry or sooner determination of the term hereby created less any sum as may then be due to the Landlord for damage caused to the Demised Premises by the Tenant (damage due to normal wear and tear excepted).





3. The Tenant shall also upon the execution of this Agreement pay the Landlord the sum specified in Section 10 of the Schedule hereto (hereinafter referred to as the "Utilities Deposit") as deposit towards water, electricity, gas and sewerage charges. The Utilities Deposit less any sums as may then be payable by the Tenant (if any) towards such utilities shall be refunded free of interest to the Tenant on the expiry or sooner determination of the term hereby created. Utilities Deposit
4. **THE TENANT HEREBY COVENANTS WITH THE LANDLORD** as follows:- Tenant's Covenants:
- 4.1 To pay the Reserved Rent on the days and in the manner aforesaid. A copy of bank-in slip will then be faxed to the Landlord as proof of payment. To pay Reserved Rent
- 4.2 To pay all charges in respect of water, electricity and gas consumed on the Demised Premises including sewerage charges and all other utilities supplied to the Demised Premises according to the meters thereon and all charges for telephone (if any). Photocopies of all bills and receipts paid for utilities to be email to the Landlord on a monthly basis. Payment of Utilities
- 4.3 During the Term of Tenancy, to keep the Demised Premises, the furniture, fixtures and fittings listed in the Inventory hereto (if any) together with any additions thereto in a good and tenable repair and condition (normal wear and tear excepted). To keep in good repair
- 4.4 To use the Demised Premises as a place of residence in the occupation of one family only. Private Residence
- 4.5 To observe all the house rules and regulations made by the Management of the complex. To observe House Rules
- 4.6 Not to carry on or permit or suffer the use of the Demised Premises for any other purpose and in particular not to use the Demised Premises for any unlawful or immoral purposes. Not to use Demised Premises for any illegal purposes
- 4.7 Not to suffer or permit anything to be in or upon the Demised Premises or any part thereof which may or is likely to be a nuisance, annoyance or danger to the owners and/or occupiers of adjacent and/or nearby condominium units and premises and to indemnify the Landlord in respect of any claims arising therefrom. Not to permit nuisance
- 4.8 At all times, to keep and maintain the interior thereof including all doors, windows, glass, shutters, locks and fastenings and other furniture fixtures fittings and additions thereto in good and tenable repair and decorative condition and to replace and substitute the electric/florescent bulbs at its own costs during the Term of Tenancy. The Tenant shall be responsible for all minor maintenance and repairs up to RM250.00 (in any one month). To keep interior in good repair
- 4.9 Not to make or permit any alteration in the construction or structure of the Demised Premises nor to cut, alter or injure any of the walls, timbers or floors of the Demised Premises nor to hack any holes or drive anything whatsoever into the walls or to bore any holes into the ceiling without the previous written consent of the Landlord and not to stick any sticker on the walls, floors, ceiling, wardrobes, cabinets, and all built-ins if the teak timber finish of the floor (if any) is scratched and/or damaged, to varnish and restore the same to its original condition upon termination of this Agreement. No additional locks will be installed without prior written consent from the Landlord. Landlord will be given a duplicate keys of all locks after installed at Tenant's own costs. Not to make alterations and to maintain premises in present state
- 4.10 Forthwith to give the Landlord notice in writing of any structural defects in the Demised Premises. To give notice of structural defects



- 4.11 To replace at the expiration or sooner determination of the Term of Tenancy such of the Landlord's furniture, fixtures and fittings and other property within the Demised Premises, as may have become damaged or lost by direct substitution i.e. of equivalent value and quality. To make good damage
- 4.12 Save in so far as the Landlord is made liable therefor by statute not to hold the Landlord liable for any accident damage or injury caused to the Tenant, his servants, agents, licensees and invitees on the Demised Premises which may happen as a result of the negligence improper management, breakage or want of repair of any part of the Demised Premises or any fittings, fixtures furniture and/or equipment therein and to indemnify the Landlord for all damages arising therefrom. Not to hold Landlord liable
- 4.13 To permit the Landlord and his duly authorised representatives upon giving seven (7) days' previous notice in writing at all reasonable times to enter upon and examine the condition of the Demised Premises, whereupon the Landlord shall be entitled to serve upon 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 Demised Premises and execute the repairs and the Tenant agrees that the costs thereof shall be a debt due from the Tenant to the Landlord and be forthwith recoverable by action. To permit entry for inspection and do repairs
- 4.14 Not at any time during the Term of Tenancy without the consent in writing of the Landlord to assign, sub-let or otherwise part with the possession of the Demised Premises or any part thereof or permit of suffer any other person or persons to hold or occupy the same or any part thereof. Not to assign or sub-let
- 4.15 Not to do or permit to be done on the Demised Premises anything which may or will infringe any of the laws, bye-laws or regulations made by the Government or any competent authority affecting the Demised Premises or whereby the policy or policies of insurance against loss or damage by fire may become void or voidable or whereby the rate or rates of premium payable thereon may be increased and to repay the Landlord all sums paid by way of an increased premium. Not to do acts which will affect Landlord's insurance
- 4.16 To maintain and service all the air-conditioning units regularly at least every 6 months within the Demised Premises as and when require during the Term of Tenancy at the Tenant's 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 the negligence of or misuse by the Tenant, its servants and/or agents or through lack of maintenance. To cleaning the window curtain every 6 months as well. To maintain air-conditioners
- 4.17 To insure his own valuables and belongings including all additional furnishings fixtures and fittings brought thereon the Demised Premises against loss and damage by fire or theft during the Term of Tenancy. To insure own valuables, etc.
- 4.18 At the expiration or sooner determination of the Term of Tenancy hereby created to peaceably and quietly yield up the Demised Premises to the Landlord with all the furniture, fixtures and fittings (except the Tenant's fixtures and fittings) therein in tenable repair in accordance with the Tenant's covenants herein before contained. To yield up Demised Premises furnishings, fixtures and fittings in good repair





- 4.19 During eight (8) clear weeks immediately proceeding 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 Demised Premises for the purpose of letting the same. To allow viewing
5. **THE LANDLORD HEREBY COVENANTS WITH THE TENANT as follows:-** Landlord's Covenants:
- 5.1 To pay the Quit Rent assessment, service charges and other outgoing relating to the Demised Premises other than those herein agreed to be paid by the Tenant. To pay quit rent, assessment and service charges
- 5.2 To insure and keep insured the Demised Premises, furnishings, fixtures and fittings belonging to the Landlord against loss and damage by fire during the Term of Tenancy. To keep insured
- 5.3 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 Demised Premises without any interruption from the Landlord or any persons rightfully claiming through under or in trust for him. To allow quiet enjoyment
- 5.4 To ensure that all the electrical appliances supplied as listed in the Inventory are in good working order at the Commencement Date of this Agreement. To ensure electricity items are in good working order
6. **PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED BETWEEN BOTH PARTIES as follows:-** Provisos:
- 6.1 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 covenants shall not be performed or observed or if the Tenant shall suffer execution on the Demised 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 Demised 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. Power of re-entry
- 6.2 If the Demised Premises or any part thereof at any time during the Term of Tenancy be destroyed or damaged by any cause (other than the act or default of the Tenant or any servant of the Tenant or any person who is in the Demised Premises with his permission whether express or implied) so as to be unfit for occupation and use then the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Demised Premises shall again be rendered fit for habitation and use. If the Demised Premises shall not be rebuilt or reinstated by the Landlord within one (2) months after the event either the Landlord or the Tenant may at any time thereafter give to the other of them notice in writing to determine this tenancy and thereupon this Agreement shall cease and be void as from the date of the occurrence of such damage or destruction but without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of covenant or of the Landlord in respect of the rent hereby reserved until such date. Destruction or damage to Demised Premises  
Suspension of Reserved Rental  
Termination in event of non-reinstatement



- 6.3 Notwithstanding anything herein contained, the Landlord shall not be liable to the Tenant nor shall the Tenant have any claim against the Landlord in respect thereof:-
- 6.3.1 Any interruption in any of the common facilities used and enjoyed in conjunction with the Demised Premises occasioned by reason of necessary repair or maintenance of any installations or apparatus or damage thereto or destruction thereof by fire, water, Act of God or cause beyond the control of the Landlord or by reason of mechanical or other defect or breakdown or other inclement conditions or unavoidable shortage of electricity or water telephone service or labour disputes.
- 6.3.2 Any damage injury or loss arising out of the leakage of the piping, wiring and other systems in the condominium complex.
- 6.3.3 Any damage or loss of the goods and chattels of the Tenant as a result of theft, robbery or any other wilful and destructive act committed by outsiders beyond the control of the Landlord.
- 6.4 In the event the Tenant shall be desirous of taking a tenancy of the Demised Premises for a further term, 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 may grant the Tenant a further term of tenancy as is specified in Section 11 of the Schedule hereto upon the same terms and conditions (save and except for this clause) and at a rental to be agreed upon.
- 6.5 Without prejudice to the rights, powers and remedies of the Landlord as otherwise provided in this Agreement, the Tenant shall pay to the Landlord late payment charges by way of interest calculated from day to day at the rate of seven per centum (7%) per month on all money due but unpaid for seven (7) day by the Tenant to the Landlord under this Agreement; such interest to be computed from the expiry of the seven (7) day period allowed for the payment of such money until the date of payment in full and to be recoverable in like manner as rental in arrears. If at any time the rent or any part thereof (whether formally demanded or not) shall remain unpaid or unsatisfied for fourteen (14) days after becoming payable or if any of the Tenant's covenant shall not be performed or observed then in any of those events, the Tenant has to vacate the Demised Premises within 7 days, reimburse the Landlord for all and any damages caused to the Demised Premises and forfeit all deposits. The tenant shall be responsible for all legal fees incurred by the Landlord to enforce this clause.
- 6.6 In the event that the Tenant desires to terminate this Tenancy Agreement at any time before the expiration of the term hereby created, the Security Deposits as stated in Section 9 of the Schedule hereto shall be forfeited by the Landlord and the Utility Deposits as stated in Section 10 of the Schedule hereto shall be subject to the all the necessary outstanding electricity and water charges before the balance (if any) is refunded to the Tenant.
- 6.7 In the event the Landlord shall be desirous of selling the Demised Premises prior to the expiration or 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 and the Tenant hereby agrees to allow prospective purchasers at all reasonable times to enter upon and examine the Demised Premises upon reasonable notice given by the Landlord.
- 6.8 All costs and incidental to the preparation and completion of this Agreement including stamp duty shall be borne by the Tenant and it is further agreed that all costs and disbursements incurred by the Landlord (including the Landlord's

No claims against Landlord

Interruption in services, etc.

Leakage, etc.

Damage to goods

Option to renew

Interest on late payment of Reserved Rent

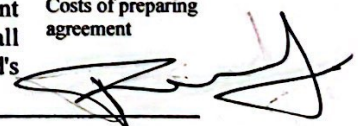
Vacate Demised Premises

Early Termination

Sale of Demised Premises subject to Tenancy

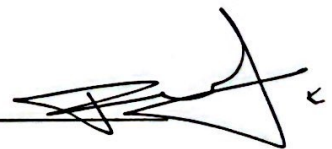
Permission to view

Costs of preparing agreement



- Solicitors' fees on a Solicitor and Client's basis) in enforcing his rights hereunder in the event of any breach by the Tenant hereof shall be borne by the Tenant. Tenant to pay legal costs, etc.
- 6.9 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 prepaid registered post and shall be deemed to be sufficiently served at the time when in the ordinary course of post would have been delivered. Service of notices
- 7.0 The Schedule and Inventory hereto shall be taken read and construed as an essential part of this Agreement. Schedule and Inventory
8. In this Agreement:- Interpretation
- 8.1 The terms "Landlord" and the "Tenant" shall include their heirs, personal representatives and successors-in-title;
- 8.2 words importing the masculine gender only shall include the feminine and neuter gender; and
- 8.3 words importing the singular number shall include the plural number and vice versa.

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

SIGNED by the Said Landlord )  
MEERA A/P GOVINDARAJOO )  
NRIC:670516-08-5352 )  
in the presence of:- )

Signature of Witness:  
Name :  
NRIC :  
Address:



SIGNED by Said Tenant  
RAMESH BABU EDUPALLI  
PASSPORT NO. M7618877  
in the presence of:-



Signature of Witness:  
Name :  
NRIC :  
Address:





**SCHEDULE**

(The Schedule and Inventory (if any) attached hereto are to be taken read and construed as an essential part of this Agreement)

SECTION		PARTICULARS
1.	Date of Agreement	The 4 <sup>th</sup> day of APRIL 2022
2.	Description of Landlord	Name(s) : MEERA A/P GOVINDARAJOO NRIC : 670516-08-5352 Contact No : 019-3352911
3.	Description of Tenant	Name(s) : RAMESH BABU EDUPALLI ( INDIA ) PASSPORT No. : M7618877
4.	Description of Demised Premises	The Service suite unit known as : C-9-11, Camelia Services Suite Bangsar South. (Furnished as per Inventory attached)
5.	Term of Tenancy	(1) year & agreed upon by giving 2 months advance notices prior termination.
6.	6.1 Commencement Date 6.2 Expiry Date	4 <sup>th</sup> APRIL 2022 3 <sup>rd</sup> APRIL 2023
7.	Reserved Rent	RM 2,000.00 per month
8.	Date payable	Due and payable before the First Week of each month.
9.	Security Deposit	RM 4,000.00
10.	Utilities Deposit	RM 1,000.00
11.	Option to Renew	One (1) year. At a rental rate to be mutually agreed upon by both parties & terms and conditions remains unchanged.
12.	Mode of Payment	Name : MEERA A/P GOVINDARAJOO Bank : MAYBANK Acc No. : 505019331921



## SCHEDULE

### MAINTENANCE CHECK LIST

This is to confirm that the Landlord and the Tenant has inspected all the facilities provided for in the unit and accepted them in good working condition and capacity.

Tenant is to be responsible for repair works as follows :-

Air-Conditioner	normal service all air-conditioning regularly at least every 6 months
Lighting	replacement of bulb
Drainage System	N/A
Hinges	replacement of screw, maintain good condition
Curtains	cleaning, maintain good condition
Electrical Items	maintain good condition

In the event, the tenant terminate this tenancy agreement, he or she shall be responsible for the following items :-

- a) to thoroughly clean the whole unit & curtains.
- b) To service all the air-conditioners (shall make available to the Landlord a copy each of such receipts).
- c) to ensure all electrical items (normal wear & tear excepted) & plumbing system are in good working conditions.
- d) to settle water, sewerage, electricity, astro, gas and all others utilities supplied to the apartment till termination date.

Signed by the Landlord in the presence of :-

Confirmed by the Tenant in the presence of :-

.....  
Name :  
Date

  
.....  
Name :  
Date