



GREAT CASA REALTY SDN BHD ^{1190626-k}

No. 45-1, Jalan Dwitasik 1, Dataran Dwitasik, Bandar Sri Permaisuri, 56000 Cheras W.P.K.L.

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(SERVICE TAX NO:W10-1808-32001888)



EJEN HARTA TANAH
E(1)1688

**WITHOUT PREJUDICE
SUBJECT TO CONTRACT**

OFFER TO RENT

Ref No :LOR 10352

I / We, **MOSTAFA MOHAMED ALI BAHNASI** (the Tenant and / or nominee) NRIC / Co. Reg. no:**A26477590** has inspected and hereby irrevocably offer to rent property known as **A-16-06, MAXIM ALAM DAMAI, NO.43, JALAN 9, TAMAN LEN SENEG, , CHERAS, 56000 Kuala Lumpur** on a "As Is Where Is Basis" for the rental amount of RM 1,500.00(Ringgit Malaysia **One Thousand Five Hundred**) by paying an earnest deposit sum of RM **1,500.00** (Ringgit Malaysia **One Thousand Five Hundred**) **Transfer No. 023106799M dated 2022-04-05** payable to "GREAT CASA REALTY SDN BHD" with the terms and conditions of rental as follow: -

- | | |
|--|----------------------|
| 1. Advance Rental for 1 month | : RM 1,500.00 |
| 2. Refundable Security Deposit (2 Months) | : RM 3,000.00 |
| 3. Refundable Utilities Deposit (0.5 Months) | : RM 750.00 |
| 4. Others Deposit | : RM 150.00 |
| 5. Stamping Fee & disbursement of Tenancy Agreement | : RM 373.00 |
| Total to be paid before Vacant Possession | : RM 5,773.00 |
| (-) less Earnest Deposit payable | : RM 1,500.00 |
| Balance | : RM 4,273.00 |
| 5. Tenancy Commencement Date | : 06/04/2022 |
| 6. Free Rental Period (For Commercial/industrial only) | : |
| 7. The Premise is let out fully furnished (Attached with Inventory List) | : |
| 8. Terms of Tenancy: ONE (1) years with an option to renew for a further term ONE (1) years based on market rate but cap of 10 %. | : |
| 9. Vacant possession will be given upon signing of Tenancy Agreement and full payment of advance rental and deposit | : |
| 10. The Tenancy Agreement must sign by both parties before the commencement date. In default of signing the Tenancy Agreement within the above validity date: | : |
| a) By the Tenant, the said Earnest Deposit sum paid herewith shall be forfeited by the Landlord and 50% of the forfeited sum shall be paid to GREAT CASA REALTY SDN BHD | : |
| b) By the Landlord, the Landlord shall refund the said earnest deposit sum received from the Tenant together with a compensation sum of equivalent amount which shall be shared equally between the Tenant and GREAT CASA REALTY SDN BHD . | : |
| 11. All expenses including Stamp Duty and preparation of the Tenancy shall be borne by the Tenant. | : |
| 12. The Landlord agree to pay GREAT CASA REALTY SDN BHD an Agency Fees equivalent to 1.00 months rental payable plus Six percent Sales & Service Tax (6%) / deductible from the deposits received on my behalf upon the signing of the Tenancy Agreement or Occupation of the premises whichever is earlier. | : |
| 13. Others term:- | : |
| 1) Fully Furnished as is where is basis + 1nos TV. 2)Rental inclusive 1 Parking. 3)House for 2 person Stay. 4) Balance 1 month rental deposit pay by 2 times installment on together with May & June rental of RM1500+750 = RM2250. | : |

Tenant's Signature

Name:**MOSTAFA MOHAMED ALI BAHNASI**

NRIC / Co. Reg. no:**A26477590**

SMS TAC:**17e52f**

Date:**05 Apr 2022**

Landlord's Signature

Name:**TAN HAI KOON**

NRIC / Co. Reg. no:**840530145111**

SMS TAC:**58b987**

Date:**05 Apr 2022**

NOTICE & DISCLAIMER:-

(a) All payment in cheque / bank draft / shall be crossed "A/C Payee Only" and made payable to Great Casa Realty Sdn Bhd. HLB 22000016913

(b) All payment made to Great Casa Realty Sdn Bhd whether by cash / cheque must be supported by its Official Receipt.

(c) Notwithstanding anything herein contained, in the event the Owner shall not accept the above Offer, Great Casa Realty Sdn Bhd shall refund the Earnest Deposit free of interest to the Tenant or Purchaser within 7 days whereupon the Tenant or Purchaser shall have no claim whatsoever against Great Casa Realty Sdn Bhd.