

This Agreement is made on the 10<sup>th</sup> March 2022

**Between**

**Satjit Singh A/P Sarban Singh**  
**NRIC: 490205-08-5592**

- The Landlord

**And**

**Hamzah Bin Amran**  
**NRIC: 940202-08-5779**

- The Tenant

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**TENANCY  
AGREEMENT**

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.....  
Demised Premises:  
Blok A-02-15, Dahlia Apartment,  
Jalan Putra Perdana 3B,  
Taman Putra Perdana  
47130 Puchong, Selangor  
.....

**AN AGREEMENT** made on the 10<sup>th</sup> March 2022 between Satjit Kaur A/P Sarban Singh (NRIC: 490205-08-5592) of No 49, Jalan SS 5A/4, Kelana Jaya, 47301 Petaling Jaya, (hereinafter referred to as "the Landlord") and Hamzah Bin Amran (NRIC: 940202-08-5779) of No 773, Kampung Chuar Hulu Kati, 33020, Kuala Kangsar, Perak, (hereinafter referred as the Tenant").

**WHEREAS** the Landlord is the registered proprietor and /or beneficial owner of the property more particularly referred to and described in Part I of the schedule ("hereinafter referred to as the Demised Premises")

**AND WHEREAS** the Landlord is desirous of renting out the Demised Premises and the Tenant is desirous of taking on rent the said Demised Premises upon the terms and conditions hereinafter set forth.


**NOW IT HEREBY AGREED** as follow:

1. The Landlord let the Tenant takes the Demised Premises for the term stipulated in Part II of the Schedule at the rent stipulated in Part III of the schedule and subject to the terms and conditions hereinafter contained.
2. The Tenant shall upon execution of this Agreement pay the Landlord the sum stipulated in Part IV of the Schedule by way of deposit as security for the due observance and performance by the Tenant of the terms and conditions of this Agreement. The said sum shall be maintained at this figure and not deemed and treated as payment for rent and the same shall be returned to the Tenant on the expiration of this tenancy hereby created without interest thereon and less such sum or sums as may then be found to be due to the Landlord.
3. The Tenant hereby covenants with the Landlord as follow:
  - a. To pay the rent hereby reserved on the days and in the manner aforesaid.
  - b. To pay punctually and regularly all charges and outgoing on electricity, water, Indah Water sewerage and utilities consumed or supplied on or to the Demised Premises.
  - c. To pay the Landlord upon the execution of this Agreement the sum of Ringgit as specified in Part V of the Schedule only as deposit for electricity, water and Indah Water sewerage service charges to be incurred during the tenancy of the Demised Premises.
  - d. During the term hereby created to pay any increase of rates or other impositions of a like nature by whatever name called over and above the amount of such rates on impositions levied or imposed as the date of the commencement of the term hereby created where such increase is due or attributed to and increase in the rates payable.

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

SIGNED by the said LANDLORD


Sarjit Kaur.  
Satjit Kaur A/P Sarban Singh  
NRIC: 490205-08-5592

  
Law Hock Long  
640311-08-5579

In the presence of

SIGNED by the TENANT

Hamzah Bin Amran  
Hamzah Bin Amran  
NRIC: 940202-08-5779

  
Law Hock Long  
640311-08-5579

In the presence of:



KERAJAAN MALAYSIA

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



ASAL

**SIJIL SETEM**  
**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*

**No. Adjudikasi** *Adjudication No.*

**Jenis Surat Cara**  
*Type Of Instrument*

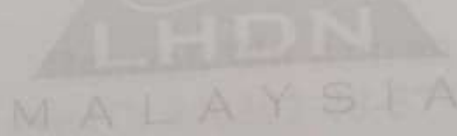
**Tarikh Surat Cara**  
*Date Of Instrument*

**Balasan** *Consideration*

**Maklumat Pihak Pertama / Penjual / Pemberi** *First Party / Vendor / Transferor / Assignor*

SATJIT SINGH A/P SARBAN SINGH, NO KP 490205085592  
**Maklumat Pihak Kedua / Pembeli / Penerima** *Second Party / Purchaser / Transferee / Assignee*

HAMZAH BIN AMRAN, NO KP 940202085779  
**Butiran Harta / Suratcara** *Property / Instrument Description*  
BLOK A-2-15, DAHLIA APARTMENT JALAN PUTRA PERDANA 3B TAMAN PUTRA PERDANA, PUCHONG  
47130, SELANGOR



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:*

<b>No. Sijil Setem</b> <i>Stamp Certificate No.</i>	B0CY0A228128837
<b>Tarikh Penyeteman</b> <i>Date of Stamping</i>	25/03/2022
<b>Duti Setem Dikenakan</b> <i>Amount of Stamp Duty</i>	RM 21.00
<b>Penalti</b> <i>Penalty</i>	RM 0.00
<b>Pelarasan</b> <i>Adjustment</i>	RM 0.00
<b>Jumlah Dibayar</b> <i>Total Amount Paid</i>	RM 21.00
<b>Indorsemen</b> <i>Indorsement (Akte Setem 194B)</i>	Seksyen 37, Butiran 49(a)



Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/500-2/1/2/60)

Tarikh Cetak *Printed Date* : 25/03/2022 09:35:20

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 or by mobile app*  
Ini adalah cetakan komputer dan tidak perlu ditandatangani  
*This is a computer generated printout and no signature is required*