



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.*

L01EC89F42XF023

Jenis Surat Cara

PERJANJIAN SEWA

Type Of Instrument

SURAT CARA UTAMA

Tarikh Surat Cara

15/07/2024

*Date Of Instrument***Balasan** *Consideration*

RM 0.00

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

KLIA ENGINEERS SDN. BHD., (502799-X, 200001000194)

Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*

AFSHA SHARIAH ADVISORY SDN.BHD, (818106-X, 200801016815)

Butiran Harta / Suratcara *Property / Instrument Description*

B-15-1, BANGI GATEWAY, PERSIARAN PEKELILING, SEKSYEN 15, BANDAR BARU BANGI, 43650 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:

No. Sijil Setem <i>Stamp Certificate No.</i>	F0237A240890860
Tarikh Penyeteman <i>Date of Stamping</i>	15/07/2024
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 212.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 212.00
Indorsemen <i>Indorsement (Akta Setem 1949)</i>	Seksyen 37




Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 15/07/2024 04:07:18

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di 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

--- tamat/end ---



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.*

L01EC89F42XF023 (SALINAN 1/1)

Jenis Surat Cara

PERJANJIAN SEWA

Type Of Instrument

SURAT CARA UTAMA

Tarikh Surat Cara

15/07/2024

*Date Of Instrument***Balasan** *Consideration*

RM 0.00

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

KLIA ENGINEERS SDN. BHD., (502799-X, 200001000194)

Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*

AFSHA SHARIAH ADVISORY SDN.BHD, (818106-X, 200801016815)

Butiran Harta / Suratcara *Property / Instrument Description*

B-15-1, BANGI GATEWAY, PERSIARAN PEKELILING, SEKSYEN 15, BANDAR BARU BANGI, 43650 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:

No. Sijil Setem <i>Stamp Certificate No.</i>	F0237A240890861
Tarikh Penyeteman <i>Date of Stamping</i>	15/07/2024
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 10.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 10.00
Indorsemen <i>Indorsement (Akta Setem 1949)</i>	Seksyen 12




Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 15/07/2024 04:07:18

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di 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

--- tamat/end ---

15th JULY 2024

BETWEEN

KLIA ENGINEERINGS SDN. BHD.

(COMPANY REG NO. 200001000194 (502799-X))

LANDLORD

AND

AFSHA SHARIAH ADVISORY SDN.BHD.

(COMPANY REG NO. 200801016815 (818106-X))

TENANT

TENANCY AGREEMENT

**DEMISED PROPERTY:
SHOP OFFICE**

**B-15-1, BANGI GATEWAY, PERSIARAN PEKELILING, SEKSYEN 15,
43650 BANDAR BARU BANGI, SELANGOR**

AN AGREEMENT made on the 15th. Day of July 2024

Between the Party named and described under **Section 1 of the First Schedule** hereto (hereinafter called “the Landlord”) of the one part and the Party named and described under **Section 2 of the First Schedule** hereto (hereinafter called “the Tenant”) of the other party.

WHEREAS

- a) The Landlord is the registered and/or beneficial proprietor of the Demised Premises described under **Section 3 of the First Schedule** hereto (hereinafter referred to as “**the said Demised Premises**”).
- b) The Landlord has agreed to let and the Tenant has agreed to take on let the said Demised Premises on the terms and conditions hereinafter contained

NOW THIS AGREEMENT WITNESSETH as follows: -

1. AGREEMENT TO LET

The Landlord hereby demise unto the Tenant the said Demised Premises for a term as specified under **Section 4 of the First Schedule** hereto (hereinafter referred to as “the Term”) commencing on the date as specified under **Section 5 of the First Schedule** hereto (hereinafter referred to as “the Commencement Date”) and expiring on the date as specified under **Section 6 of the First Schedule** hereto (hereinafter referred to as “the Expiry Date”) at the rental as specified under **Section 7 of the First Schedule** hereto (hereinafter referred to as “the Rental”), such rental to be paid monthly in advance, the first of such payments to be made on or before the date as specified under **Section 8 of the First Schedule** hereto and subsequent payments on or before the 7th day of each following month thereafter and subject to the terms and conditions hereinafter appearing and the special terms and conditions contained under Second Schedule.

2. THE TENANT HEREBY COVENANTS WITH THE LANDLORD as follows: -

a. Security Deposit

To pay the Landlord a deposit as specified under **Section 9 of the First Schedule** hereto (hereinafter referred to as “the Security Deposit”) upon execution of this Agreement to be held by the Landlord as a deposit which will be refunded free of interest within (2) month at the expiry of the term or the Extended term (as defined herein below) hereby created subject to such deductions as are reasonable to off-set any sums of money owing to the Landlord from the Tenant in respect of repairs or other outgoings or liabilities which the Tenant is hereunder responsible for.

The Security Deposit shall not be treated or set off by the Tenant as payment of Monthly Rental or other monies due and payable to the Landlord at any time during the Term of Tenancy, unless consented to in writing by the Landlord.

b. Utility & Bills (if applicable)

- (i) To pay the cost of electricity, water, Indah Water sewerage service charges and telephone charges (if any) whatsoever which are imposed on or be payable in respect of Demised Premises or any part thereof and should be made payable direct to Tenaga Nasional Berhad, Syarikat Bekalan Air Selangor, TM Point, post office outlets, any local bank counter or relevant authority during this tenancy period.
- (ii) To permit the Landlord to sight the water, electricity, sewerage service (Indah Water) and other miscellaneous bills upon request by the Landlord. The aforementioned bills shall be kept in a designated folder located at the Demised Premises. For the term of the tenancy, the Tenant shall be custodian to the designate folder.
- (iii) Not to tamper and/or install any illegal gadget to the meters for water and electricity. In the event the Tenant and/or its servant commit a breach of this covenant, the Landlord shall hold the Tenant liable for all fines, compound, penalties and/or jail imposed by Tenaga Nasional Berhad, Syarikat Bekalan Air Selangor Sdn Bhd (Syabas) and/or other competent authorities.

c. Use of Premises

- (i) To use the said Demised Premises for the purpose as specified under **Section 12 of the First Schedule** hereto and to ensure that there is no overcrowding in the Demised Premises.
- (ii) Not to use the Demised Premises or any part thereof for any illegal, unlawful or immoral purpose and not to do or permit to be done any act or thing which may become a nuisance or give reasonable cause for complaint from any of the Tenants or occupiers of the same building of the Demised Premises or any other buildings adjoining the Demised Premises but to use the Demised Premises only for the purpose specified in Part 12 of the First Schedule hereto.

d. Keep the demised clean and in good conditions

- (i) Not to use the Demised Premises or any part thereof so as to cause the accumulation of dirt rubbish or debris of any sort in or outside the Demised Premises or to cause an unreasonable amount of noise.
- (ii) To keep the Demised Premises, the flooring and interior plaster or other surface material or rendering on walls and ceilings and the Landlord's fixtures thereon including doors, windows, glass shutters, lock fastenings, electric wires, installations and fittings for the light and power and other fixtures and additions therein (if any) in

good and tenantable repair and clean condition and to replace or repair such part of the Demised Premises and the Landlord's fixtures and fittings therein (fair wear and tear is accepted) which shall be broken or damaged due to malicious, negligent or careless acts or omission of the Tenant his servants, agents, workers, invitees or otherwise and further that if any damage is caused to the Landlord or to any person whomsoever directly or indirectly through the said damaged condition of any part of the interior of the Demised Premises (including floorings, walls, ceilings, doors, windows and other landlord's fixtures) the Tenant shall be wholly responsible therefor and shall fully indemnify the Landlord against all claims, demands, actions and legal proceedings whatsoever made upon the Landlord by any person in respect thereof.

e. Signboard

The Tenant shall be entitled to affix signboard(s) or signages on the structure and/or fitting on the exterior walls of the Demised Premises to indicate its existence on the Demised Premises.

f. Obtain the Landlord's Written Consent

- (i) Not to make or permit to be made any alteration or addition or partition to the Demised Premises or to the Landlord's fixtures, fittings and decorations therein without having first obtained the written consent of the Landlord therefore and upon the determination of the term hereby created, if so requested by the Landlord, to restore the Demised Premises to its original state and condition at the own cost and expense of the Tenant.
- (ii) Not without prior consent of the Landlord first having obtained to affix, paint or otherwise exhibit on the exterior of the Demised Premises or the windows thereof or any part thereof or any name plate, signboard, placard, poster or advertisement of any flagstaff or other thing whatsoever or use the outer wall of the Demised Premises for the purpose of any public announcement or to exhibit anywhere outside the Demised Premises any indication of business or otherwise except upon the written consent of the Landlord.
- (iii) Not without prior consent of the Landlord first having obtained nail, screw, drill, glue and paste any items or things on the wall. Any damages or loss relating to the wall the Tenant shall bear the cost of the damages, replacement or repair.
- (iv) Not to install or caused to be installed in the said Demised Premises any heavy equipment or electrical appliances consuming high voltage without the prior written consent of the Landlord first had and obtained.

g. Inventory List

To be responsible for the repair and maintenances of all the items listed in the inventory list of the **Appendix A** during the tenancy period.

h. Compliance with Bye Laws

Not to do or permit or suffer to be done on the said Demised Premises any act or thing which shall or may be an annoyance or nuisance to be Landlord or the occupiers of any adjoining premises or which shall be an infringement of any of the covenants contained in any agreement or agreements which are binding on the Demised Premises lord in respect of the said Demised Premises.

i. Notice serves by Authorities

To notify the Landlord in writing of any notices served by any competent authority and with all due speed to comply with the terms of the said notice as are effective and to keep the Landlord indemnified from and against all actions, costs, claims, demands and liability in respect thereof.

j. Landlord Right of Entry

To permit the landlord and the landlord's servants, agents and workmen and with all necessary equipment and appliances at all reasonable time after prior notice to the Tenant to enter upon the Demised Premises and to view the condition thereof and to do such works and things as may be required for any repairs, alterations or to any other part or parts of the said building and forthwith to repair and amend in a proper and workman like manner any defect for which the Tenant is liable and of which written notice shall be given to the Tenant or left in the Demised Premises and to pay the costs of the Landlord's quantity surveyor or otherwise in respect of the preparation of the notice.

k. Notice for Re-Letting

Not to assign, underlet, sublet or part with the actual or legal possession or the use of the Demised Premises for any term whatsoever without the prior consent in writing of the Landlord first having obtained and in the event if an underlet or sublet is effected, the Tenant shall cause and procure that the term of period of such underlet or sublet shall determine or terminate upon the determination or termination of this Agreement failing which the Tenant shall be liable to the Landlord for all loss and damages resulting from the holding over of the said premises by any the sub-tenant.

I. Compliance of Law

- (i) Not to do or permit to be done on the Said Demised Premises anything which in the opinion of the Landlord may constitute nuisance or anything which will or may infringe any if the laws, by-laws or regulations made by the Government, the Local Authority or any other Competent Authority affecting the Said Demised Premises.
- (ii) The Tenant shall not bring or store or permit or suffer to be brought or stored in the Demised Premises or any part of the buildings arms ammunition or unlawful goods, gunpowder, sulphate or any goods which are of noxious or dangerous.
- (iii) At all times during the term hereby created to comply with all such requirements as may be imposed on the Tenant by any ordinance or Act of Parliament now or hereafter in force and any orders, rules, regulations, requirements and notices thereunder.
- (iv) At the Tenant's own expense and responsibility to comply with the requirement of any Government or Local Authority under the provisions of any Act or any regulations or by-laws of the Local Authorities or of any written law which may be force at any time during the term hereby granted insofar as such requirements related to the Tenant.

m. Insurance Policy

Not to do or permit or suffer to be done anything whereby the policy or policies of insurance on the Demised Premises against damage by fire may become void or voidable or whereby the premiums thereon may be increased provided always that such damage is due to the Tenant negligence and to make good all damage suffered by the Landlord and to repay to the Landlord on demand all sums paid by them by way of increased premium and all expenses incurred by the landlord in or about any renewal of such policy or policies rendered necessary by a breach or non-observance of this covenant without prejudice to the other rights of the landlord.

n. Tenant to Indemnify Demised Premises

To indemnify and keep indemnified the Landlord against any summonses actions proceedings claims demands costs damages or expenses which may be levied brought or made against the Landlord or which the Landlord may pay sustain or incur by any reason directly as a result of any act or omission of the Tenant or use of the Said Demised Premises.

o. Application for Permission of User

The Tenant shall be responsible for obtaining the proper consent registration or license for the Said Demised Premises and indemnify the Demised Premises against any claim loss or liability arising from the breach of this clause.

p. Surrender of Expiration Termination

(i) To yield up the Demised Premises at the expiration or sooner determination of the tenancy hereby good clean and proper state of tenantable condition and repair together with all keys, lock and fastening and to reinstate the fixtures, fittings, and decorations thereto (if any or other that the Tenant's fixtures) in the Demised Premises to its original state and condition at the Tenant own costs and expense.

(ii) That at any time during the two (2) calendar months immediately preceding the expiration or early termination of this Tenancy as herein provided the Tenant shall permit the Landlord or his agents to affix and retain without interference upon any part of the Demised Premises a notice for the re-letting of the Demised Premises and shall permit intending Tenant(s) and other with authority from the Landlord or his agents at all reasonable times of the day to enter view the Demised Premises.

q. Make Good of Damage

Upon the expiration or termination of the said Term, Tenant shall remove all fixtures and effects belonging to the Tenant and to restore the Demised Premises to its original state and good condition failing which the Landlord may remove such fixtures and effects and restore the Demised Premises as aforesaid and the costs of such removal and restoration shall be a debt due from the Tenant to the Landlord and the Tenant shall be deemed to continue in occupation of the Demised Premises until such removal and restoration has been completed and shall be liable to pay rent for such period.

3. THE LANDLORD HEREBY COVENANTS WITH THE TENANT as follows: -

a. Quit Rent & Assessment

To pay the quit rent, rates, assessment, and the maintenance fee imposed on and payable in respect of the Demised Premises.

b. Maintain the Main Structure

To maintain and keep the main structure including the walls, floors and roofs of the Demised Premises in good and Tenantable repair and condition throughout the term hereby created PROVIDED ALWAYS THAT where repair under this covenant becomes necessary by reason of the negligence or willful default of the Tenant then the Tenant shall carry out such repair at its own costs and expenses.

c. Quiet Enjoyment

To permit the Tenant if he punctually pays the rent hereby reserved and other charges and observes the stipulations on his part herein contained to peacefully enjoy the Demised Premises without any interruption or disturbance by the Landlord or those lawfully claiming title under or in trust for them.

d. Fire Insurance by Management Building

In the event that the building is covered by fire insurance, the Landlord shall at all times throughout the tenancy to insure and keep insured the Demised Premises but excluding the Tenant's fixtures fittings and chattels from loss or damage by fire and to pay all premiums necessary for that purpose.

e. Inventory List

To provide prior to commencement of term all the items listed in the inventory list of the **Appendix A** and to ensure that they are in good proper and tenantable working order and condition and to pay the cost of any major repairs which are not caused by mishandling and negligence of the Tenant.

4. PROVIDED ALWAYS AND IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO as follows: -

a) To Pay Rent

The Tenant shall pay the monthly rental to the Landlord within Seven (7) days of each month. If the rental hereby reserved or any part thereof shall at any time be unpaid for seven (7) days after the same shall have become due (whether formally demanded for or not) or any covenant on the Tenant's part herein contained shall not be performed or observed or if the Tenant shall have a receiving order made against him or shall have made any assignment for the benefit of his creditors or enter into any agreement or made any arrangement with his creditors by composition or otherwise

or suffered any distress or attachment or execution to be levied against his good or if the Tenant for the time being shall be a company and shall go into liquidation whether compulsory or otherwise except for the purpose of reconstruction or amalgamation then and in any such case it shall be lawful for the Landlord at any time thereafter to re-enter upon the Demised Premises or any part thereof in the name of the whole and thereupon the tenancy shall absolutely determine but without prejudice to the right of action of the Landlord in respect of any antecedent breach of the conditions on the part of the Tenant herein contained.

b) Damage By Fire

If the Demised Premises or any part thereof shall be destroyed or damaged by fire (except where such fire has been caused by the fault or negligence of the Tenant) so as to be unfit for human habitation or 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 Demised Premises shall again be rendered fit for habitation and use and provided always that nothing in this clause shall render it obligatory on the Landlord to restore, reinstate or rebuild the Demised Premises or any part thereof if the Landlord in his absolute discretion does not desire to do so in which event the Landlord shall be entitled to terminate this tenancy by giving two (2) month notice in writing to the Tenant and upon expiration of the said notice neither party shall have any claim against the other save and except in respect of any antecedent breach.

c) Frustration Beyond Landlord Control

Subject to Clause 4(b) hereof, in the event of frustration whether due to by act of God, war or acquisition of the said Demised Premises by governmental action (s) beyond the control of the Demised Premises lord then this Agreement shall automatically become terminated and be of no further effect and in such case neither party hereto shall have any claim against the other but without prejudice to the right of the Landlord in respect of any antecedent breach (es) of any covenants(s) or condition (s) herein contained.

d) Termination Clause

Either party shall not terminate this Agreement during first two (2) years term of tenancy period.

In the event that the Landlord terminate this Agreement before two (2) years term of tenancy period end, the Landlord shall refund all monies paid by the Tenant toward the security deposit and shall be liable to pay the Tenant an amount equivalent to the security deposit liquidated damages, not by way of penalty.

In the event that the Tenant terminates this Agreement before two (2) years tenancy period ends, the Landlord is entitled to forfeit the security deposit as liquidated damages, not by way of penalty.

- e) The parties hereby covenant and agree that in the event the Landlord sells and /or assigns the said Demised Premises, the Landlord shall subject such sale and/or assignment strictly to the tenancy herein and to the terms and conditions of this agreement and the tenancy herein shall not be terminated by reason of such sale/ or assignment.

f) Notice

Any notice under this Agreement or this Tenancy shall be in writing. Any such notice shall be sufficiently served on the Tenant if left addressed to the Tenant at the said Demised Premises or if forwarded to the Tenant by registered post at its last known address and shall be sufficiently served on the Landlord at the above mentioned address by registered post. A notice by registered post shall be deemed to be given at the address to which it is sent.

- g) Any waiver by either party of a breach of any terms or conditions of this Agreement shall not constitute a waiver of any subsequent breach of the same terms or conditions of this Agreement.

5. COST

The cost of this Agreement, including the preparation and stamping hereof, shall be borne and paid by the Tenant.

6. SUCCESSORS BOUND

This Agreement is binding upon the permitted assigns and successors-in-title of the parties hereto.

7. TIME OF THE ESSENCE

Time wherever mentioned herein shall be of the essence.

8. VARIATION

No variation or modification of any of the terms of this Agreement shall be valid unless in writing and signed or on behalf of the parties hereto.

9. SPECIAL CONDITIONS

It is expressly agreed between the parties hereto that the terms and conditions as stated in the Second Schedule hereto shall form part of this agreement and shall have equal legal binding effect as if it is set out herein and in the event of any inconsistency (ies) with any terms and conditions herein contained, such terms and conditions as stated in the Second Schedule hereto shall prevail.

10. MISCELLANEOUS

- a) The headings of the clauses are inserted for convenience only and to not affect the construction of this Agreement.
- b) The termination of this Agreement for whatever reason shall not terminate any provision which is expressly or by implication provided to come into or continue in force after such termination and shall be without prejudice to the accrued rights and liabilities and other remedies of both the parties hereto.
- c) If any clause or paragraph of this Agreement is held invalid or is otherwise unenforceable the remainder of this Agreement shall not thereby be invalidated.

11. INTERPRETATION

In this Agreement unless there is something in the subject or context inconsistent with such construction or unless it is otherwise expressly provided: -

- i. Words importing the masculine gender include the feminine gender and neuter gender.
- ii. Words applicable to human beings include any body of persons corporate or unincorporated.
- iii. Words in the singular include the plural and vice versa; and
- iv. The expression "the Landlord" includes his personal representative administrators and the expression "the Tenant" includes its successors and permitted assigns and where two or more persons are included in any of the aforesaid expressions this Agreement binds such persons jointly and severally.

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IN WITNESS WHEREOF the parties here of have hereunto set their respective hands/seal the day and year first above written.

The Landlord

The execution of this Agreement by the
the Landlord,
KLIA ENGINEERS SDN. BHD.
(REG NO. 200001000194 (502799-X))
was duly affected
in a manner authorized by its
Constitution under the seal of the
Vendor who said seal was hereunto
affixed in the presence of: -

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)
)
)
)
)
)

.....
Name of Witness: Kevin Koo Cheong Kok
NRIC No: 780930-01-5015
REN 39361

.....
DIRECTOR 1

Name: Fakhrul Affendi Bin Muhammad

IC No: 770808-05-5129

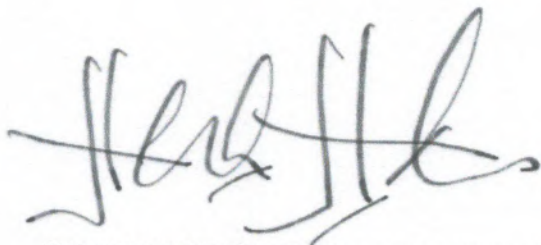
The Tenant

The execution of this Agreement by the
the Tenant,
AFSHA SHARIAH ADVISORY SDN.BHD
200801016815 (818106-X)

was duly affected
in a manner authorized by its
Constitution
affixed in the presence of:-

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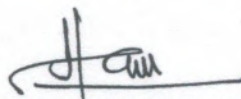


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Name of Witness: Nerfeti Bt Ahmad Nordin
NRIC No: 740305-14-5360
REN 45611



.....
DIRECTOR 1

Name : M. Aminudin bin Ismail @Hassan
NRIC No : 660211-10-7259



.....
DIRECTOR 2

Name : Hasri Bin Harun
NRIC No : 760416-08-5389



.....
DIRECTOR 3

Name : Mohamed Arif Bin Abdul Rashid
NRIC No : 490504-08-5509

FIRST SCHEDULE

Section	Nature	Particulars
1	The Landlord	KLIA ENGINEERS SDN. BHD. (REG NO. 200001000194 (502799-X)) Address : B-2-07 (2nd Floor), Street Mall Bangi Gateway Jalan Gerbang Wawasan 1 Bangi Gateway, Seksyen 15 43650 Bandar Baru Bangi Selangor PIC : Cik Zafirah Tel: 6019-4950992 Email: The Tenant shall deposit the monthly rental for the said Premises into the Landlord's designated bank account on/or before the Seven (7th) day of each month throughout the said term commencing from the date of this Agreement and shall send by way of WhatsApp and/or email the bank deposit slip to the Landlord. For the purposes stated herein, the details of the Landlord's designated bank account, contact number and email address are as follows: - MAYBANK KLIA ENGINEERS SDN BHD 5628 3463 1120
2	The Tenant	AFSHA SHARIAH ADVISORY SDN.BHD 200801016815 (818106-X) PIC: Zulhilmi Tel: 6014-5586476 Email: zulhelmi@gmail.com
3	The said Demised Premises	One (1) 1st FLOOR SHOP OFFICE B-15-1, BANGI GATEWAY, PERSIARAN PEKELILING, SEKSYEN 15, 43650 BANDAR BARU BANGI, SELANGOR

4	The Term	Two (2) years
5	The Commencement Date	1st September 2024
6	The Expiry Date	31st August 2026
7	The Rental	RM2,300.00 (Ringgit Malaysia: Two Thousand Three Hundred Only) for the 1st year RM2,500.00 (Ringgit Malaysia: Two Thousand Five Hundred Only) for the 2nd year onwards.
8	The Date of First Rental Payment	1st. September 2024
9	The Security Deposit	RM4,600.00 (Ringgit Malaysia: Four Thousand Six Hundred Only)
10	The IWK & Syabas Deposit	RM1,150.00 (Ringgit Malaysia One Thousand One Hundred and Fifty Only) Tenant will submit monthly statement to Owner as proof of payment
11	The Electricity Deposit	NIL Tenant is to apply own account with TNB
12	Permitted Lawful Business/Purpose	Shariah Advisory Office

13	The Extended Term	One (1) years subject to the written consent of both parties.
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SECOND SCHEDULE

Special Conditions between landlord and owner:

- 1- Free 1 month renovation period from 15th July to 14th August 2024 (remaining half month rental of RM1150 tenant will deposit directly to landlord's account.
2. Actual commencement date will start from 1st of September 2024 as per first schedule.

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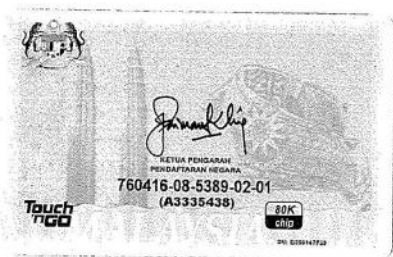
APPENDIX A: Inventory List





Directors IC







SURUHANJAYA SYARIAH MALAYSIA
COMPANIES COMMISSION OF MALAYSIA
(Agensi di bawah KPDNHEP)



**COMPANIES ACT 2016
(ACT 777)**

**CERTIFICATE OF INCORPORATION
OF PRIVATE COMPANY**

This is to certify that

AFTAAS SYARIAH ADVISORY SDN. BHD.
200801016815 (818106-X)

is, on and from the 16th day of May 2008, incorporated under the Companies Act 1965, and that the company is a company limited by shares and that the company is a private company.

Dated at **KUALA LUMPUR** this 16th day of May 2008.





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NOR AZIMAH BINTI ABDUL AZIZ
REGISTRAR OF COMPANIES
MALAYSIA

A copy or extract issued pursuant to Section 601(2).



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TEL : 03-2299 4400 FAX : 03-2299 4411



**COMPANIES ACT 2016
(ACT 777)**

**CERTIFICATE OF INCORPORATION ON CHANGE
OF NAME OF COMPANY**

This is to certify that

**AFTAAS SYARIAH ADVISORY SDN. BHD.
200801016815 (818106-X)**

which was, on the 16th day of May 2008, incorporated under the Companies Act 1965, as a private company, on the 15th day of September 2017 changed its name to

AFSHA SHARIAH ADVISORY SDN. BHD.

and that the company is a private company, and is a company limited by shares.

Dated at **KUALA LUMPUR** this 15th day of September 2017.



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NOR AZIMAH BINTI ABDUL AZIZ
REGISTRAR OF COMPANIES
MALAYSIA

A copy or extract issued pursuant to Section 601(2).

