



Bangi Gateway Sdn. Bhd. (916273-M)

Management Office
3rd Floor, Block A,
Bangi Gateway Shopping Complex,
Persiaran Pekeliling, Seksyen 15,
43650 Bandar Baru Bangi,
Selangor Darul Ehsan.

-tenant-

Our Ref: BGWAY/S15/ HASLINA/ KG-6/TA-5

1st March 2024

THAWEEL HIJAB

(Business Registration:201503065513)
NO.59,Jalan 2/16 Bandar Baru Selayang,
68100 Batu Caves,Selangor

Attn: Puan Eka Solipa

Dear Sir/Madam

Letter of Offer – Monthly Basis Tenancy of Commercial Lot at Bangi Gateway Shopping Complex

Area	: Bangi Gateway Shopping Complex	Lot No.	: KG - 6
Floor	: Ground Floor	Floor Area	: Approx. 100 sq. ft.

We hereby offer to let the above commercial lot to you (hereinafter referred to as “the Tenant”) upon the terms and conditions as set out below to be executed between the Tenant and the management of Bangi Gateway Shopping Complex (hereinafter referred to as “the Landlord” or “BGSC Management”) in the manner stated in this Letter of Offer (hereinafter referred to as “the Offer”). Append herein below are the main terms and conditions for the Tenant attention.

1. Tenant’s name and address: As above mentioned.
2. Monthly Rental: RM3,500.00 per calendar month inclusive of service & promotion charges. The Offer officially commences on 1st March 2024 until 31 August 2024.
3. Payments should be made by the Tenant:
 - (a) Advance Monthly Rental : RM 3, 500.00 as for first month’s rental (upon acceptance of the Offer);
 - (b) Security Rental Deposit : RM 3, 500.00 which is equivalent to one (1) month’s rental (upon acceptance of the Offer);
4. All the cheques are payable to ‘BANGI GATEWAY SDN BHD’ or transfer Maybank account: 5124-5518-8135 (BANGI GATEWAY SDN BHD). Strictly **NO CASH** transaction is allowed to any representative from BGSC Management. Original of bank in slip for CASH DEPOSIT through ATM and IBG/IBT transfer slip is required to produce to BGSC Management.
5. BGSC Management have the full rights to reject or not accept any payment transaction which is not recognize in Bangi Gateway bank account.
6. Please be informed that all payments has to be paid prior commencement of tenant business operations. Management has reserved rights to block or seize operations failing to make payments prior
7. The Tenant hereby ensure to pay the Monthly Rental reserved to the BGSC Management promptly and punctually on the due payment date and in any event not later than the 7th day of each month without formal demand from the BGSC Management. The Tenant giving BGSC Management the full rights to take action to “Barricade” the said of the commercial lot on the 8th day of each month until full rental payment made. In any of the cases or circumstances mentioned hereinabove, the BGSC Management shall by a notice to the Tenant give the Tenant a seven (7) day period to remedy the breach, fault or default at the Tenant’s own cost and expense. The tenancy will be automatically terminated if payment still not fully settle on the 14th day of each month after seven (7) days of period to remedy the breach and the said of one (1) month Security Rental Deposit paid will be forfeited.