



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.*

L01E8D3FFDXD007 (SALINAN 1/1)

Jenis Surat Cara

PERJANJIAN SEWA

Type Of Instrument

SURAT CARA UTAMA

Tarikh Surat Cara

12/05/2024

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

RM 0.00

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

HAIRUDDIN BIN OMAR, (790929115309)

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

SANA ANJUM SYED, (V1297590)

Butiran Harta / Suratcara *Property / Instrument Description*OV-5A-1 MENARA APARTMENT KELANTAN TRADE CENTRE JALAN BAYAM, KOTA BHARU, 15200
KELANTAN

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>	B0995A240628931
Tarikh Penyeteman <i>Date of Stamping</i>	13/05/2024
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

LEMBAGA HASIL DALAM NEGERI
MALAYSIA

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 13/05/2024 12:13:05

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 ---

TENANCY AGREEMENT

BETWEEN

HAIRUDDIN BIN OMAR
NRIC NO: 790929-11-5309

(LANDLORD)

AND

SANA ANJUM SYED
PASSPORT. NO:V1297590

(TENANT)

DATED THIS 12TH MAY 2024

TENANCY AGREEMENT

THIS AGREEMENT is made on the day and in the year stated in **item No.1** of the Schedule hereto Between the Person described in **item No. 2** of the Schedule hereto (hereinafter called "**the Landlord**") of the one part And the Person described in **item No.3** of the Schedule hereto (hereinafter called "**the Tenant**") of the other part.

WHEREAS:

1. The Landlord is the Proprietor of all that property described in **item No. 4** of the Schedule hereto (hereinafter referred "**the Said Premises**").
2. The Landlord has agreed to grant and the Tenant has agreed to take a tenancy of the Said Premises and the Landlord and the Tenant are now desirous of entering into an agreement (hereinafter referred to as "**the Tenancy**") to formalize and to set down the terms and conditions thereof.

WHEREBY IT IS AGREED as follows: -

1. In consideration of the Tenant paying the Landlord the rent hereby reserved in the manner hereinafter provided and to comply with the Tenant's covenants hereinafter contained, the Landlord hereby agrees to let and the Tenant hereby agrees to take the Tenancy of the Said Premises and to hold the same unto the Tenant from the date specified in **item No. 5** of the Schedule for the term stated in **item No.6** of the Schedule (hereinafter called "**the Term**") paying therefore the rental specified in **item No.7** of the Schedule (hereinafter called "**the Rent**") in respect of the Said Premises such rent to be payable in advance whether formally demanded or not the first of such payments to be made upon signing of this Agreement and succeeding payments on or before the 7th day of each and every consecutive month.
2. The Tenant shall deposit with the Landlord the sum stipulated in **item No.8** of the Schedule (hereinafter called "**the said Deposit**") in respect of Rent and a further deposit stipulated in **item No. 9** of the Schedule (hereinafter called "**the Utility Deposit**") in respect of water and electricity and other outgoings supplied to the Said Premises and other facilities the same shall be refunded to the Tenant on the expiration of the tenancy after deducting therefrom such moneys as may be found to be owing or payable by the Tenant to the service provider by virtue of the provisions herein obtained; if any.

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3. THE TENANT hereby covenants with the Landlord as follows: -

- a) To pay the Rent on the day and in the manner aforesaid;
- b) To pay all charges in respect of electricity and water supply at the Said Premises and save as provided herein and in respect for the Said Premises;
- c) To repair and during the Term to keep the interior of the Said Premises therein, the door and all the Landlord's fixtures and fittings (if any) together with any additions thereto in good tenant able repair and condition and to yield up the Said Premises with the fixtures and additions thereto (other than the Tenant's fixtures as shall belong to the Tenant) in such repair and condition as aforesaid at the determination of the tenancy (fair wear and - tear damage by fire storm tempest termite-Act of God riot and civil commotion excepted);
- d) Not to suffer or permit anything in or upon the Said Premises or any part thereof which may be or is likely to be a nuisance or annoyance or danger to the owners or occupiers of any adjacent or nearby premises and shall indemnify the Landlord in respect of any claims arising therefrom;
- e) To keep all the walls and external parts of the Said Premises in good repair;
- f) Not to make any structural alterations additions or renovation to the Said Premises except as shall be sanctioned in writing by the Landlord;
- g) Provided that the Tenant shall have received from the Landlord prior notice in writing thereof, the Landlord or its authorized agents and servants shall be permitted at all reasonable times to enter upon and examine the condition of the Said Premises and thereupon the Landlord may serve upon the tenant notice in writing specifying any repairs necessary to be done and require the Tenant forthwith to execute the same **PROVIDED ALWAYS** that the Tenant is not liable to repair or not accountable to the Landlord for damage(s) which is/are not attributable to the Tenant and/or due to fair wear and tear damage by fire storm tempest termite Act of God riot and civil commotion. If the Tenant shall not within One (1) month after the service of such notice proceed diligently with the execution of such repairs then to permit the Landlord to enter upon the Said Premises and execute such repair and the cost thereof shall be a debt due from the Tenant to the Landlord and be forthwith payable on demand.
- h) Not to do or permit to be done on the Said Premises anything whereby the policy or policies of insurance against loss or damage by fire for the time being subsisting may become void or voidable or whereby the rate of rates or premium payable therefore may be increased and to repay to the Landlord all sums paid by way of increased premium in respect of the Said Premises and all the expenses incurred in or about any renewal of any policy or policies rendered necessary by any breach of this covenant;

Handwritten signatures: "Hame" and "Sana" with initials.

- i) To observe and comply with all by-laws and regulations affecting the Said Premises which are now in force or which shall any time hereafter be enacted and further to indemnify the Landlord against any fines or penalties that may be imposed by the Authorities for breach of the said by-laws and regulations;
- j) At the expiration or sooner determination of this tenancy peaceably and quietly yield up the Said Premises to the Landlord with all fixtures and fittings and additions thereto in tenant able repair and condition (fair wear and tear excepted) in accordance with the covenants herein before contained;
- k) Not to use the Said Premises or any part thereof or permit or suffer the same to be used for any illegal or immoral purpose nor without the prior written consent of the Landlord to carry on or suffer to be carried on thereon or any part thereof any noxious, noisy or dangerous trade, business, manufacture or occupation whatsoever or so as to cause nuisance, annoyance or inconvenience to the Landlord, its tenants or the occupiers or owners of neighboring premises;
- l) Not to remove any Landlord's fixtures or fittings presently or at any time or times during the period of the term herein created affixed to the Said Premises except with the previous consent in-writing of the Landlord and at the Tenant's own costs and expenses to repair and make good any damage to the Said Premises arising from such removal may be consented to by the Landlord;
- m) To insure and keep insured at all times during the term hereof any stock in trade or other goods chattels or effects of the Tenant and situate in or upon the Said Premises against loss or damage by fire storm or tempest and to make all payments necessary for that purpose;
- n) The Tenant shall indemnify the Landlord against all claims demands actions legal proceedings whomsoever made upon the Landlord in respect of any loss or damage to any person whatsoever caused by the negligence or any acts or omission of the Tenant or its servants employees agents or licenses. The Landlord shall not be under any liability whatsoever to the Tenant or to any person whomsoever in respect of any damage sustained by the Tenant or any person whomsoever whilst on the Said Premises caused by the negligence or acts or omissions of any third party;
- o) Not to sublet or transfer to any other party the said premises.

Handwritten signatures:
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4. THE LANDLORD hereby covenants with the Tenants as follows:

- (a) To pay all existing and future quit rent rates taxes assessments and outgoings whether parliamentary local or otherwise now or hereafter imposed or charged upon the Said Premises which rates shall include all charges in respect of quit rent assessment and outgoings other than those herein before agreed to be paid by the Tenant.
- (b) To insure and keep insured at all times during the term hereof the Said Premises against loss or damage by fire storm or tempest and to make all payments necessary for that purpose.
- (c) The Tenant, duly paying the rent hereby reserved and observing and performing the several covenants and stipulations herein contained on the part of the Tenant, shall be permitted to hold and enjoy the Said Premises throughout the Term without interference or interruption by the Landlord or any person rightfully claiming under or in the trust for him.
- (d) To keep the roof, main structure, walls, floors and the main drains and pipes and the common parts of the Said Premises in good and tenant able repair and condition during the Term hereby created unless such damage was caused by the act or negligence of the Tenant.
- (e) To refund the said Deposit and the Utilities Deposit free of interest to the Tenant within thirty (30) days from the expiration and/ or lawful termination of the Tenancy after deducting therefore such moneys as may be found to be owing or payable by the Tenant by virtue of the provisions herein contained.

Janet

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Janet

5. PROVIDED ALWAYS and it is hereby agreed between the parties hereto as follows:-

- (a) If the rent or any part thereof shall be unpaid for Thirty (30) days after becoming payable (whether formally demanded or not) then the Landlord shall serve a **FOURTEEN (14)** days written notice to the Tenant requiring it to rectify the breach or make good the default, and if same is not rectified, the Landlord may thereafter apply for a court order to re-enter the Said 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 the covenants by the Tenant herein contained.
- (b) Save as aforesaid if any of the covenants on the part of the Tenant herein contained shall not be observed and performed then and in any such case the Landlord shall give the Tenant fourteen (14) days notice specifying the breach and on the expiry of the said notice or any time thereafter the Tenant having failed to rectify the said breach, then the Landlord may apply for a court order to re-enter upon the Said Premises or any part thereof in the name of the whole and thereupon this tenancy shall determine but without prejudice to the right of action of the Landlord in respect of any antecedent breach of the Tenant's covenants contained.
- (c) Each Party shall pay its own Solicitors' cost but the stamp fees and other disbursements in connection with this Agreement shall be borne and paid for by the Tenant absolutely.
- (d) Any notice under this Agreement shall be in writing. Any notice to the Tenant shall be sufficiently served if forwarded to them by registered post to the Said Premises or their last known place of business and any notice to the Landlord shall be sufficiently served if sent by registered post to the Landlord at its place of business stated in this Agreement. Any notice sent by registered post shall deemed to be given at the time when in due course of post it would be delivered at the address to which it is sent.
- (e) No relaxation forbearance delay or indulgence by the Landlord in enforcing any of the terms and conditions of this Agreement nor the granting of time by the Landlord to the Tenant shall prejudice affect and restrict the rights and powers of the Landlord hereunder.

Handwritten signatures:
Hame
Janath

- (f) If the Said Premises or any part thereof at any time during the term hereby created or any extension thereof be destroyed or damaged where it is not caused by the acts, omissions or neglect of the Tenant, the Landlord shall use all reasonable diligence and as expeditiously as possible undertake the necessary repairs to reinstate and restore the Said Premises or any part thereof to the condition it was immediately prior to the destruction or damage and the Rent or such reasonable proportion of the Rent shall be suspended from the date of such destruction or damage until its restoration or reinstatement and in the event that the Landlord for whatsoever reason not being able to restore or reinstate within One (1) calendar month from the date of such destruction or damage then the Tenant shall be entitled to terminate this Tenancy whereupon the said Deposit and the Utility Deposit shall be refunded to the Tenant within One (1) month from the Tenant's written notice of the intention to terminate the Tenancy.
- (g) The Landlord shall, on the written request of the Tenant made not less than **Three (3) months** before the expiration of the Term and if there shall not at the time of such request and at the expiration of the Term any existing breach or non-observance of any covenant by the Tenant, grant to the Tenant an option to renew the Tenancy for a further term as stated in **Item No. 11** of the Schedule and at the rent as mutually agreed upon the said Deposit shall be equivalent to **Two (2) months** of the rent then and the Utility Deposit shall be equivalent to ONE (1) month of the rent then but otherwise subject in all other aspects to the same terms and conditions as are herein contained with the exception of this provision for renewal.
- (h) At any time during the two (2) months immediately preceding the expiry of the Term herein in the event the Term of the Tenancy is not further renewed, the Tenant shall permit person with written authority from the Landlord at reasonable times of the day to enter and to view the Said Premises for the purposes of taking a tenancy thereof.
- (i) In the event of frustration whether due to Act of God, war or acquisition of the Said Premises by Governmental action(s) beyond the control of the Landlord then this Agreement shall automatically become terminated and of no further effect and in such a case neither party hereto shall have any claim against the other but without prejudice to the right of the Tenant to a refund of the said Deposit and the Utility Deposit paid by the Tenant hereunder.
- (j) In the event either party intends to terminate this Agreement before the expiry of the Term, the party shall serve a two (2) months advance notice in writing to the other party informing such termination and upon expiry of the notice.

Hamid

Janet

- (k) In the event the Tenant that fails to serve the two (2) months' notice, without prejudice to other loss and damage that the Landlord may suffer or sustain, the Landlord shall be entitled to forfeit the Deposit;

In the event the Landlord that fails to serve the two (2) months' notice, without prejudice to other loss and damage that the Tenant may suffer or sustain, the Landlord shall return the Deposit plus compensation of equivalent sum

6. This Agreement shall be binding upon the respective heirs, personal representatives, successors in title and assigns of the parties hereof.

7. In this Agreement: -

- (i) the term: "the Landlord" shall include their nominee or nominees, the Parties lawful assigns, heirs and successors-in-title; and
- (ii) words importing the masculine gender only shall include the feminine or neuter genders;
- (iii) words importing the singular number only shall include the plural number and vice versa;
- (iv) time whenever and wherever mentioned in this Agreement shall be the essence of this Agreement;
- (v) this Agreement shall be governed and interpreted in accordance with the laws of Malaysia; and
- (vi) The Schedule hereto shall be construed as and shall form part of this Agreement.

 

Hamel

January 1968

SCHEDULE

(Which shall be taken, read and construed as an essential part of this Agreement)

1.	Date of Agreement	12 th May 2024
2.	Description of Landlord	HAIRUDDIN BIN OMAR NRIC NO: 790929-11-5309 Contact No (PIC): +6019-9132020
3.	Description of Tenant	SANA ANJUM SYED PASSPORT NO. V1297590 Contact No. (PIC): 011-36428790
4.	Description of the Said Premises	OV-5A-1 MENARA APARTMENT KELANTAN TRADE CENTRE, JALAN BAYAM, 15200 KOTA BHARU, KELANTAN
5.	Commencement of Tenancy	12 th May, 2024
	Expiry of Tenancy	11 th May, 2025
6.	Period of Tenancy	One (1) year
7.	The reserved rent	Monthly rental of Ringgit Malaysia: One Thousand Three Hundred (RM1,300.00) only payable in advance on or before 11 th day of each and every calendar month.
8.	The said Deposit (Refundable) Two (2) months)	Ringgit Malaysia: Two Thousand Six Hundred (RM2,600.00) only
9.	Utility Deposit (Refundable) (Water & Electrical)	Ringgit Malaysia: Five Hundred (RM500.00) only
10.	Advance Rental	Ringgit Malaysia: One Thousand Three Hundred (RM1,300.00) only
11.	Option to renew further term	One (1) year from the expiry of the Term herein.
12.	Special condition	N/A
13.	Payment Method	Bank Info : Bank Islam Account No. : 06019020680257 Account Name : Hairuddin bin Omar
14.	Content of Property	Residential

Handwritten signatures:
Hamek
Janet

OWNER DETAIL:

RENTAL PURPOSE ONLY



RENTAL PURPOSE ONLY



PERBADANAN PENGURUSAN KELANTAN TRADE CENTRE
PEJABAT URUSAN JMB KTC, MENARA APARTMENT KTC,
JALAN BAYAM , 15200 KOTA BHARU, KELANTAN
Phone: 09-7413000 email: jmbktckb@yahoo.com

45833

Received From : HAIRUDDIN BIN OMAR
LOT 833 KAMPUNG SAUJANA
22110 BANDAR PERMAISURI
TERENGGANU.

Official Receipt No. : OR-09085

Date : 12/02/2023
Cheque No. : O/B XRP591
Received In : CASH AT BANK - 0308601005011

A/C	Description	Amount(RM)
300-H0004 HAIRUDDIN BIN OMAR	Payment For Account - DEC'11 - MARCH'12	1,000.00

RENTAL PURPOSE ONLY

RINGGIT MALAYSIA : ONE THOUSAND ONLY

Total : 1,000.00
Unapplied : 1,000.00

N.B.
Validity of This Receipt
Subject to Clearing of Cheque.

For PERBADANAN PENGURUSAN KELANTAN TRADE CENTRE

RENTAL PURPOSE ONLY