

THE SCHEDULE

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

SECTION	ITEMS	PARTICULARS
1	Date of Agreement	
2	Description of the Landlord Name NRIC NO.	HARJIT SINGH A/L GURDEV SINGH 580525-01-5605 NO 96, LORONG 4, JALAN SULTANAH ROGAYAH, TAMAN ISKANDAR, 80300 JOHOR BAHRU, JOHOR
3	Description of the Tenant Name NRIC NO.	JURIA BINTI KARSIMAN 770128-10-5794 NO 17, JALAN PADI 10, BANDAR BARU UDA, 81200 JOHOR BAHRU, JOHOR
4	Description of the Demised Premises	NO. 40, JALAN PADI 2, BANDAR BARU UDA, 81200 JOHOR BAHRU, JOHOR
5 (a) (b) (c)	Term Commencing Terminating	2+1 Years 1 st May 2026 30 th April 2028
6 (a) (b)	Monthly Rental Due On	RM3,000.00 (RINGGIT MALAYSIA THREE THOUSAND ONLY) Due and payable on or before 1st of every calendar month and to be credited directly to: BANK For the account of ()
7	Security Deposits (equals to 2 months rental) Utilities Deposits (equals to 1 month rental)	RM6,000.00 (RINGGIT MALAYSIA SIX THOUSAND ONLY) RM3,000.00 (RINGGIT MALAYSIA THREE THOUSAND ONLY) (to terminate this Tenancy Agreement at any time before the expiration, the Security Deposits and Utility Deposits shall be forfeited by the Landlord and TWO month written notice is given before expiry date)
8	Special Conditions	1. Total of ___ Access Card(s) shall be given to the Tenant upon clearance of 1 st month Rental and payment of Deposits (Security Deposit and Utilities Deposit) failing which the Landlord shall reserve the right to re-possess the said access card(s), including blocking and disabling access to the Demised Premise. 2. Indah Water Konsortium Sdn Bhd will be paid by Tenant.
9	Option to Renew	ONE (1) YEAR ONLY
10	Use of Demised	Commercial/Business purposes Only



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.* L01J1C7125XJ001
Jenis Surat Cara *Type Of Instrument* PERJANJIAN SEWA
 SURAT CARA UTAMA
Tarikh Surat Cara *Date Of Instrument* 21/04/2026
Balasan *Consideration* RM 0.00
Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*
 HARJIT SINGH A/L GURDEV SINGH, (580525015605)
Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*
 JURIA BINTI KARSIMAN, (770128105794)
Butiran Harta / Suratcara *Property / Instrument Description*
 NO. 40, JALAN PADI 2, BANDAR BARU UDA, JOHOR BAHRU, 81200, JOHOR



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>	J0014A262055416
Tarikh Penyeteman <i>Date of Stamping</i>	24/04/2026
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 432.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 432.00
Indorsemen <i>Indorsement (Acta Setem 1948)</i>	Seksyen 37



Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 24/04/2026 05:00:15

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 ---