



KERAJAAN MALAYSIA

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

**RESIT RASMI SETEM**

ASAL

**STAMP OFFICIAL RECEIPT**

(Sila lekatkan resit rasmi setem ini ke atas surat cara sebagai bukti penyeteman)

Please attach this stamp official receipt to the instrument as evidence of stamping

**Cara Bayaran** *Payment Method*

TUNAI

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

B0RWCL21C0500D2 (SALINAN 1/1)

**Jenis Surat Cara**

TENANCY AGREEMENT

*Type Of Instrument***Tarikh Surat Cara**

15/10/2021

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

RM 50,400.00

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

YAP LIH SHING, NO KP 911111146190

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

SIAH CHIN GUAN, NO KP 840225145879

**Butiran Harta / Suratcara** *Property / Instrument Description*



NO. D17-06, MIZUMI RESIDENCES, NO. 3, PERSIARAN METRO PERDANA TAMAN METROPOLITAN KEPONG 52100 KEPONG WILAYAH PERSEKUTUAN KUALA LUMPUR



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. Resit Rasmi Setem</b> <i>Stamp Official Receipt No.</i>	B0RW0C212215178
<b>Tarikh Penyeteman</b> <i>Date of Stamping</i>	12/11/2021
<b>Duti Setem Dikenakan</b> <i>Amount of Stamp Duty</i>	RM 10.00
<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 10.00
<b>Indorsemen</b> <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* : 12/11/2021 09:16:55Pengesahan ketulenan Resit Rasmi Setem ini boleh dipastikan di [stamps.hasil.gov.my](https://stamps.hasil.gov.my) atau melalui aplikasi telefon pintarThe authenticity of this Stamp Official Receipt can be verified at [stamps.hasil.gov.my](https://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 ---

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# **TENANCY AGREEMENT**

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**DATED 15<sup>th</sup> DAY OF October 2021**

**BETWEEN**

**YAP LIH SHING  
(THE LANDLORD)**

**AND**

**SIAH CHIN GUAN  
(THE TENANT)**

THIS AGREEMENT is made the day and year stated **Section 1 of the Schedule** hereto between the party whose name and description are stated in **Section 2 of the Schedule** hereto (hereinafter called the "Landlord") of the one part and the party whose name and description are stated in **Section 3 of the Schedule** hereto (hereinafter called the "Tenant") of the other part.

WHEREAS :

1. The Landlord is the registered/beneficial proprietor of the property more particularly referred to and described in **Section 4 of the Schedule** hereto which said property is (hereinafter referred to as the Demised Premises).
2. The Landlord is desirous of letting and the Tenant is desirous of taking the Demised Premises together with furniture, fixtures and fittings as described in the Inventory hereto subject to the terms and conditions hereinafter contained.

NOW IT IS HEREBY AGREED AS FOLLOWS :-

1. Subject to the terms and conditions herein contained the Landlord hereby grants and the Tenant hereby accepts a tenancy of the Demised Premises for the term, commencing from the date and terminating on the date stated in **Section 5(a)(b) and (c)** respectively of the Schedule hereto.
2. The annual rental stipulated in **Section 6(a) of the Schedule** hereto shall be due and payable in advance in the manner and at the time stipulated in **Section 6(b) and (c)** respectively of the Schedule hereto.
3. The Tenant shall upon execution of this Agreement and prior to the occupation of the Demised Premises pay the Landlord the deposit stipulated in **Section 7 of the Schedule** hereto (receipt whereof the Landlord hereby acknowledges) as security for the due observance and performance by the Tenant of all his duties and obligations hereunder and on its part to be performed and fulfilled. The said sums shall be maintained at this figure during the term of this tenancy and shall not without the previous written consent of the Landlord be deemed to be or treated as payment of rent and the same shall be returned to the Tenant free of interest upon, expiry or sooner determination of the term hereby created less any sums as may then be due to the Landlord for damage caused to the Demised Premises by the Tenant (damage due to normal wear and tear excepted).
4. The Tenant shall upon execution of this Agreement and prior to the occupation of the Demised Premises pay the Landlord the water and electricity deposits stipulated in **Section 8 of the Schedule** hereto (collectively as the Utility Deposits). The Utility Deposits shall be refunded free of interest to the Tenant upon the determination of the term hereby created less such sums as any be due and outstanding. For the purposes of determining the current deposits, it is hereby agreed that photocopy of the requisite receipt notice or other written communication from the relevant Department shall be conclusive.
5. THE TENANT HEREBY COVENANTS WITH THE LANDLORD as follow :-

1. To pay the reserved rent on the days and in the manner aforesaid.
2. To pay all charges due and incurred in respect of electricity and water consumed on the Demised Premises as well as sewerage disposal.
3. To keep the said Demised Premises, the fixtures and fittings listed in the Inventory hereto (if any) together with any additions thereto in a good and tenantable repair and condition (normal wear and tear excepted) and to replace or repair any of the aforesaid items and any part of the Demised Premises and the Landlord's fixtures and fittings which shall be damaged.
4. Not to make or permit to be made by alterations in or additions to the Demised Premises or the Landlord's fixtures, fittings decorations therein without having first obtained the written license and consent of the Landlord thereof and in the event of such license and consent being given to carry out at the Tenant's own expense such alterations with such materials and such manner and at such as shall be designated by the Landlord and upon the determination of the term hereby created, if required by the Landlord, to restore the Demised Premises to its original state and condition at the expense of the Tenant.
5. To permit the Landlord and his duly authorized representatives upon giving three (3) days' previous notice at all reasonable times to enter upon and examine the condition of the said Demised Premises, whereupon the Landlord shall be entitled to serve the Tenant a notice in writing specifying therein any repairs necessary to be carried out and requiring the Tenant to forthwith to execute the same and if the Tenant shall not within fourteen (14) days after service of such notice proceed diligently with the execution of such repairs or works then the Landlord with or without workmen and others shall be entitled to enter upon the said Demised Premises and execute the repairs and the Tenant agrees that the costs there of shall be a debt from the Tenant to the Landlord and be forthwith recoverable by action.
6. To use the Demised Premises only for the purpose stipulated in the **Section 10 of the Schedule** hereto and not to use or permit or suffer the use thereof for any other purpose Save and Except for the specific purpose herein stated and further not to do or permit or suffer anything to be done in or about the Demised Premises or any part thereof which may become a nuisance or cause damage or inconvenience to the Landlord or the Tenant or occupiers of neighbouring premises.
7. Not to assign, sublet, or part with the actual or legal possession or the use of the said Demised Premises for any term whatsoever without first obtaining the previous consent in writing of the Landlord.
8. Not to do or permit to be done on the said Demised Premises anything which may or will infringe any of the laws, by-laws or regulation made by the Government or any competent authority affecting the said Demised Premises or whereby the policy or policies of insurance against loss or damage by fire may become void or voidable or whereby the rates of premium payable thereon may be increased to repay the Landlord all sums paid by way of increased premium.
9. On determination of term hereby created to clear up any rubbish and peaceably and quietly deliver up to the Landlord vacant possession of the Demised Premises in good, clean and proper state of tenantable repair and condition. The Tenant may remove all fixtures, fittings or other installations belonging to the Tenant but shall make good any damage caused to the Demised Premises or any part thereof by the installation or removal of such fixtures, fittings or installations.
10. Not to store or bring upon the Demised Premises arms ammunitions or unlawful goods, gunpowder or any explosive or any article or articles of dangerous nature and unlawful goods in any part of the Demised Premises.

term of tenancy as is specified in **Section 9 of the Schedule** hereto upon the same terms and conditions (save and except for this clause) and at a rental to be agreed upon.

- 7.4 There shall be no termination of the tenancy during the term specified in **Section 5(a) (b) and (c) of the Schedule** by either party. In the case of breach, a sum equivalent to the remaining periods of the stated tenancy period shall be compensated by whichever party who committed the breach to the grieved party.
- 7.5 In the event the Landlord shall be desirous of selling the said prior to the expiration of the term hereby created, the Landlord hereby covenants, undertakes and agrees that such sale shall be subject to this tenancy and shall procure the Purchaser to continue with the terms and conditions of this Agreement in lieu of the Landlord.
- 7.6 All costs and incidentals to the preparation and completion of this Agreement including stamp duty shall be borne by the Tenant.
- 7.7 Any notice in writing under the terms and conditions of this Agreement to be sent to either party hereto on the other shall be by prepaid registered post and shall be deemed to be sufficiently served at the time when the ordinary course of post would have been delivered.
- 8. In this Agreement :-
  - 8.1 The terms "Landlord" and "Tenant" shall include their heirs, personal representatives and successors in title.
  - 8.2 Words importing the masculine gender only shall include feminine and neuter genders and vice versa.
  - 8.3 Words importing the singular number only shall include the plural and vice versa.

IN WITNESS WHEREOF the parties hereto have hereunder set their hands the day and year specified in **Section 1 of the Schedule** hereto.

**SIGNED BY THE SAID LANDLORD**



**YAP LIH SHING**  
**NRIC NO: 911111-14-6190**

)  
)

**In the presence of :**

**YAP KENT TEN**  
**(NRIC NO: 571021-10-5733**

)  
)

**SIGNED BY THE SAID TENANT**



**SIAH CHIN GUAN**  
**NRIC NO: 840225-14-5879**

)  
)

**In the presence of :**

**TEOH PIK POH**  
**(NRIC NO: 530613-10-5402**

)  
)

## THE SCHEDULE

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

SECT NO.	ITEMS	PARTICULARS
1.	Date of Agreement :	This 15 <sup>th</sup> day of October 2021
2.	Description of Landlord : (Name, NRIC, Address)	YAP LIH SHING NRIC NO: 911111-14-6190 No.9, Jalan Cassia 2, Taman Cassia, 48000 Rawang, Selangor.
3.	Description of Tenant : (Name, NRIC, Address)	SIAH CHIN GUAN NRIC NO: 840225-14-5879 No.3, Jalan Bukit Rawang Putra 8, Taman Bukit Rawang Putra, 48000 Rawang, Selangor.
4.	Address of Demised Premises :	Unit no: D17-06 Mizumi Residences No.3, Persiaran Metro Perdana, Taman Metropolitan Kepong, 52100 Kuala Lumpur.
5a.	Term	Two (2) years
5b.	Commencing	15 <sup>th</sup> October 2021
5c.	Terminating	14 <sup>th</sup> October 2023
6a.	Monthly Rental	Ringgit Malaysian Two Thousand One Hundred Only (RM2100.00)
6b.	Monthly Payment	Due and payable on the 3 <sup>rd</sup> day of each month
7.	Security Deposit (1 Months)	Two Thousand One Hundred Only (RM2100.00)
8.	Utility Deposits (0.5 Months)	Ringgit Malaysia One Thousand Fifty Only (RM1050.00)
9.	Option to Renew	One (1) year at a rental to be mutually agreed upon
10.	Use of Demised Premises	Residential purpose only