

Our Ref : BN/NUC-HOSTEL/A-04-29

Date : 10/12/2020

**NIRAIMATHI A/P PUSHPANATHAN  
NO. 2, JALAN SELASIH 7  
TAMAN SELASIH FASA 1  
68100 BATU CAVES SELANGOR**

Dear Sirs

**Re : LETTER OF INTENT TO RENT DEMISED PREMISES  
UNIT NO : A-04-29, WEST WING, LODGE RESIDENCE  
SALE AND PURCHASE AGREEMENT DATE : 21/01/2016  
TENANCY AGREEMENT DATE : 21/01/2016  
PURCHASE PRICE : RM 74,767.00  
PURCHASER/LANDLORD : NIRAIMATHI A/P PUSHPANATHAN  
VENDOR/ TENANT : PUTRA NILAI DEVELOPMENT SDN BHD**

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We refer to the above matter and the existing Tenancy Agreement between the parties which will be expiring on 31 December, 2020.

2. As such, we hereby intend to enter into a new Tenancy Agreement with the following terms and conditions;

- a) the rental rate is 6% per annum of the Purchase Price as stated in Sale and Purchase Agreement;
- b) the rental term is for **3 years** commencing from **1 March, 2021** and **expiring on 29 February, 2024** subject to further renewal of 1 year;
- c) the Landlord shall not be entitled to terminate the tenancy for a total rental term as stipulated in item 2(b) except in the event of a default of rental payment by the Tenant;
- d) payment of rental is on quarterly basis and to be paid on or before the last day of each quarter;
- e) the monthly maintenance and sinking fund charges, quit rent, insurance and any other outgoing or deposit payment required (if any) shall be set off and deducted from the rental sum;
- f) The Tenant may sublet, assign or otherwise deal with or part with possession of the demised premises whether in whole or in part hereof to any third parties without prior written consent of the Landlord;

3. Due to the current pandemic issue and enforcement of Conditional Movement Control Order (CMCO) up to 20 December, 2020 and subject to further extension, we shall hold the execution of Tenancy Agreement until further notice.



4. In view of that, in order for us to proceed further, we would be much obliged if you can fax (06-850 2492) or email to us at [liewlj@putranilai.com.my](mailto:liewlj@putranilai.com.my) or [jamaliah@putranilai.com.my](mailto:jamaliah@putranilai.com.my) or [norlina@putranilai.com.my](mailto:norlina@putranilai.com.my) of your acceptance towards this offer by signing on the acknowledgement and returning the same to us **on or before 23 December, 2020**.

Your early reply on the above is highly appreciated. Please do not hesitate to contact us at **06-850 1888** should you require further clarifications.

Thank you.

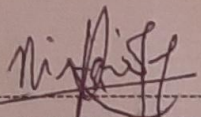
Yours faithfully

**For PUTRA NILAI DEVELOPMENT SDN. BHD.**

*This is a computer-generated document thus does not require any signature.*

**ACKNOWLEDGEMENT BY THE LANDLORD FOR UNIT A-04-29**

- 1) I/We hereby acknowledge that I/we have read and is/are agreeable to the above terms and conditions and we accept the offer;
- 2) In consideration of I/we agreeing to accept your tenancy offer towards our Demised Premises, I/We hereby agree, undertake, and covenant with you and shall not hold you responsible for any expenses, losses and damages suffered or to be suffered by me/us by reason and on account of or arising directly or indirectly from the tenancy of the abovesaid Demised Premises; and
- 3) I/We hereby further undertake not to lodge any caveat on the Master Title.



Name : NIRAI MATHI A/P PUSHPANATHAN

NRIC : 680918-08-5610

Date : 23/12/2020