

TENANCY AGREEMENT (RESIDENTIAL)

THIS AGREEMENT is made on the 12th day **SEPTEMBER** month 2024 year

BETWEEN

Name: GUNASEGAR S/O SREENIVASAN & SEENIVASAN DEVIKA
S1420488A & S1463939Z

(hereinafter known as "the Landlord" which expression where the context so admits shall include the Landlord's successors and assigns) of the one part.
AND

Name : WANG JIANCHENG & Ms TAN, AORAN
FIN No. : G3570119U & (NOT ISSUED YET)
PASSPORT No. EE9745136 (PRC) & ED4878178 (PRC)

(hereinafter known as "the Tenant" which expression where the context so admits shall include the Tenant's successors and assigns) of the other part.

WHEREBY IT IS AGREED AS FOLLOWS:

- The Landlord agrees to let and the Tenant agrees to take all that premises know as 80 SING AVE BLISS REGALIA #04-01 SINGAPORE 217920 (hereinafter called "the premises") together with the furniture, fixtures and other effects therein (as more fully described in the Inventory List which shall be done on the handover date) for a period of **TWENTY FOUR (24)** months commencing from **26th day of OCTOBER 2024 to 25th day of OCTOBER 2026**, at the monthly rental in the sum of Singapore Dollars **THREE THOUSAND SEVEN HUNDRED DOLLARS ONLY (\$3700/-)** comprises of Singapore Dollars **TWO THOUSAND TWO HUNDRED TWENTY ONLY (\$2220/-)** rental for the premises : & Singapore Dollars **ONE THOUSAND FOUR HUNDRED EIGHTY ONLY (\$1480/-)** being the maintenance fee and hiring charges for the furniture & fixtures enumerated in the attached inventory which is payable monthly in advance without deduction whatsoever on the **26th day of each calendar month**.

The Rent to be credited into POSB SAVINGS ACCOUNT 038-12694-6

- The Tenant shall pay to the Landlord the sum of Dollars SEVEN THOUSAND FOUR HUNDRED ONLY (\$7400/-) which is equivalent to **TWO (02)** months rental upon signing hereof to be held by the Landlord as a security deposit for the due performance and observance of the stipulations and agreements hereinafter contained and upon the expiration of the tenancy provided the Tenant shall have duly performed and observed the stipulations and agreements the said sum shall be refunded within **fourteen (14) days** at any expiry or lawful termination of this tenancy without interest to the Tenant but otherwise the same or part thereof shall be used by the Landlord to offset any payments owing by the Tenant without prejudice to the right of the Landlord to recover all monies which may become due or payable by the Tenant under this Agreement.

SECURITY DEPOSIT

- The Tenant hereby agrees with the Landlord as follows:

- To pay the said rent and hiring charges at the times and in the manner aforesaid without any deduction whatsoever.

RENT/HIRING SERVICE CHARGES

- To pay all charges due in respect of any telephone, supply of water, electricity, gas and any water borne sewerage system and/or other equipment installed at the said premises, including any tax payable thereon.

PAYMENT OF OUTGOINGS

- Not to do or suffer or permit to be done anything whereby the policy or policies of insurance in respect of the said premises or any part thereof against loss or damage by fire may become void or voidable or whereby the rate of premium thereon may be increased and to pay the Landlord all sums paid by way of increased premiums and all expenses incurred by them in or about the renewal of such policy or policies rendered necessary by a breach of this Agreement.


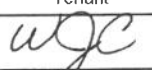
NOT TO VOID INSURANCE

- At the Tenant's own cost and expense to keep the interior of the premises including the sanitary and water apparatus, doors and windows in good and tenantable repair and condition, fair wear and tear excepted, throughout the term and to replace the same

REPAIR OF DEMISED PREMISES

Disclaimer:

This is a general document which may not be appropriate for use in all cases. When in doubt, please seek legal advice. In the event of a dispute, the Landlord/Tenant agree not to hold **PropNex Realty Pte Ltd/ PN Realty Pte Ltd** liable, for any changes, amendments, additions and deletions that were made on the standard Tenancy Agreement form that had been done with the consent and agreement of both parties prior to the signing of the agreement.


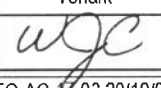
Initials	
Landlord	Tenant
	

with new ones if damaged, lost or broken and to yield up the same in good order and condition at the termination of the tenancy.

- | | |
|---|---|
| (e) To provide and replace electric bulbs and tubes at the Tenant's own expense. One Month Warranty is given from commencement of the lease . | REPLACE ELECTRIC BULBS |
| (f) To replace any other items at the Tenant's own expense up to S\$150/- per item. In the event the item is more than S\$150/- per item, the initial S\$150/- is to be borne by the Tenant and the excess to be borne by the Landlord. One Month Warranty is given from commencement of the lease . | REPLACEMENT |
| (g) To permit persons with authority from the Landlord at all reasonable times by prior appointment to enter and view the Premises for the purpose of taking a new tenant during two (2) calendar months immediately preceding the termination of the tenancy. | ACCESS TO PREMISES – NEW TENANT |
| (h) To permit persons with authority from the Landlord at all reasonable times by prior appointment to enter and view the Premises whenever the Landlord wants to sell the Premises. | ACCESS TO PREMISES – POTENTIAL PURCHASER |
| (i) To permit the Landlord and its agents, surveyors and workmen with all necessary appliances to enter upon the said premises at all reasonable times by prior appointment for the purpose whether of viewing the condition thereof or of doing such works and things as may be required for any repairs, alterations or improvements whether of the said premises or of any parts of any building to which the said premises may form a part of or adjoin. | ACCESS TO PREMISES FOR REPAIRS |
| (j) Not to assign, sublet or part with the possession of the said premises or any part thereof without the written consent of the Landlord, whose consent shall not be unreasonably withheld, in the case of respectable or reputable person or corporation. | SUBLETTING / ASSIGNMENT |
| (k) Not to carry out or permit or suffer to be carried out alterations, additions or any changes of whatsoever nature to the premises without first having obtained the consent in writing of the Landlord. The tenant shall make good all unauthorized alteration at his own cost and/or expense at the natural or premature termination of this tenancy. | NO UNAUTHORISED ALTERATIONS |
| (l) Not to do or permit to be done anything on the premises which shall be or become a nuisance or annoyance or cause injury to the Landlord or to the inhabitants of the neighboring premises nor to carry on any activity on the premises of an unlawful or illegal nature or constituting an offence or being in contravention of any statute or law of the country. | NOT TO CAUSE NUISANCE |
| (m) To use the premises as a private dwelling house only and not for any immoral or illegal or other purpose. | PERMITTED USE OF PREMISES |
| (n) To take up a service contract with only Landlords Appointed air-conditioner maintenance contractor Mr Wong 97927398 once every Four (04) months. If in case Landlords appointed contractor cannot be reached or no response; pls inform agent. The Landlord shall pay for all necessary repairs and/or replacement of the air-conditioning units or parts. However, the Landlord shall not be responsible for repairs and/or replacement of the air-conditioning units or parts if the Tenants failed to show proof of regular maintenance contract as stipulated; Under such circumstances the Tenant shall be fully responsible for the repair and/or replacement of the air-conditioning unit or parts. The topping up gas and chemical cleaning in respect of the air-conditioning system shall be under Tenant as due to heavy usage of the aircon due to "work / Study from home" due to Covid pandemic. | SERVICE OF AIRCON
WONG 97927398 |
| (o) To be responsible for all minor repairs and routine maintenance of the premises not exceeding S\$150/- per job/repair, per item throughout the term of the said lease. In the event any repair and/or maintenance exceeds S\$150/- per job/repair, per item, then the initial S\$150/- shall be borne by the Tenant and any excess to be borne by the Landlord. One Month Warranty is given from commencement of the lease . | MINOR REPAIRS |
| (p) Not to keep or permit to be kept on the said premises or any part thereof any materials of a dangerous, explosive or radioactive nature or the keeping of which may contravene any local statute or regulations or bye-law or in respect of which an increased rate of insurance is usually or may actually be required or the keeping of which may cause the fire policy in respect thereof to become null and void. Strictly no smoking in the unit / balcony or anywhere in the premises ;pls comply as per NEA guidelines. | DANGEROUS MATERIALS / SMOKING |

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Initials	
Landlord	Tenant
	

- (q) At the expiration of the tenancy to peaceably and quietly deliver up to the Landlord the said premises in like condition as if the same were delivered to the Tenant at the commencement of this Agreement, fair wear and tear and act of God excepted. **Pre inspection shall be done 2 weeks prior to the expiry of the Tenancy to facilitate any repairs / replacement to be carried out by Tenant .**

YIELDING UP OF PREMISES

- a. Professional Cleaning to be done. Estimated Costs \$400/- to \$600/- depending on the condition of the house. Call Angeline 82334843
- b. Curtains washed / Dry Clean - 89086885
- c. Mattress Shampooing to be done upon lease expiry & Cleaning for Hygiene reasons. (Tenant to have his own Water proof type Mattress Protector for hygiene reasons and not to have any permanent stains).
- d. Last Aircon Svc (Aircon Contractor to check for any Chemical Cleaning if required).
- e. Solid Surface Top Polish if deem necessary and shall be determined during pre inspection. Never use the kitchen top as chopping board. Any cuts on the surface tops shall be liable of tenants to polish the table top.
- f. Touch up / repaint of wall painting if any stain, smudges, etc. (if deem necessary and shall be determined during pre inspection).
- g. Degrease the Cooker Hood & Replace the Filter system due to heavy cooking. (if deem necessary and shall be determined during pre inspection). Any charcoal filter – need to replace .
- h. Oven shall be used at least twice a week for 15 mins using all modes to avoid moisture in the oven and to prevent short circuit. Any short circuit shall be repaired / replaced under tenants liability.
- i. Any choke shall be cleared prior to lease expiry; signs of slow water flow rate due to clogging etc. (if deem necessary and shall be determined during pre inspection).
- j. Owners items are in top tier of the cabinet in the store – NOT TO BE REMOVED.

- (r) To permit only occupants who are registered herein to occupy the premises. The Tenant must produce original/photocopy of documents such as Nric/passport/work permit/employment pass/student pass to prove his/her legal stay in Singapore to the landlord. **Tenant to inform Landlords agent of all particulars of Occupants to ensure that the Occupants are checked by Landlords agent for legality under ICA Act.**

REGISTERED OCCUPANTS

- (s) To insure for personal chattels against theft, loss or damage by fire.

INSURANCE

- (t) To comply and conform at all times and in all respects during the continuance of this agreement with the provisions of all laws, acts, enactment's and ordinances and rules, regulations, by-laws, orders and notice made thereunder or made by other competent authority. The Tenant shall bear all summonses or fines whether directly or indirectly caused by the Tenant.

COMPLIANCE WITH LAW AND RULES

4. The Landlord hereby agrees with the Tenant as follows:-

- (a) The Tenant paying the rents hereby reserved, performing and observing the several covenants and stipulations herein contained shall peaceably hold and enjoy the premises during the term without any interruption by the Landlord or any person rightfully claiming under or in trust for the Landlord.
- (b) To pay all property tax, rates and assessments in respect of the premises.
- (c) To keep the roof, ceiling, main structure, walls, floors, wiring and pipes of the premises in good and tenantable repair and condition.
- (d) To insure the said premises against loss or damage by fire and to pay the necessary premium punctually.

QUIET ENJOYMENT

PAYMENT OF PROPERTY TAX KEEP PREMISES IN GOOD REPAIR

FIRE INSURANCE


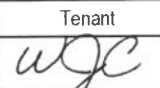
5. PROVIDED ALWAYS and it is hereby agreed as follows:-

- (a) If the rent hereby reserved or any part thereof shall be unpaid for **seven (7) days** after becoming payable (whether formally demanded or not) or if the Tenant shall at anytime fail or neglect to perform or observe any of the obligations, stipulations and agreements herein contained on his part to be performed or observed or if the Tenant or any other person in whom for the time being the tenancy be vested shall become bankrupt or enter into composition with the Tenant's creditors or suffer

DEFAULT OF TENANT

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Initials	
Landlord	Tenant
	

any distress or execution to be levied on the Tenant's goods or if the Tenant being a company shall go into liquidation whether voluntary (save for the purpose of amalgamation or reconstruction) or compulsory then and in any of the said cases it shall be lawful for the Landlord at any time thereafter to re-enter upon the premises or any part thereof and thereupon this tenancy shall absolutely terminate but without prejudice to the right of action of the Landlord in respect of any antecedent breach of this Agreement by the Tenant.

- (b) The Landlord shall not be held to have waived the condition herein contained where the Landlord has permitted the Tenant to do any act in breach of conditions or stipulations herein and the Landlord shall always have the right to enforce such conditions or stipulations notwithstanding any antecedent breach of the conditions or stipulations permitted by the Landlord.

WAIVER OF DEFAULTS

- (c) In the event of the rent, hire charge, management fee and or service charge remaining unpaid for SEVEN (7) calendar days after becoming payable (whether formally demanded or not) it shall be lawful for the Landlord to claim an interest at **ten percent (10%)** per annum. Amount unpaid calculated as from the date payable.

INTEREST FOR RENT ARREARS

- (d) If the Tenant is in breach of any clause, then the Tenant shall reimburse the Landlord commission paid to the Agency on a **pro-rata** basis for the remaining unfulfilled term. The Landlord has the right to deduct such reimbursement of the commission from the security deposit as stipulated by Clause 2 above.

REIMBURSEMENT OF COMMISSION

- (e) Any notice required under this Agreement shall be sufficiently served if it is sent by post in a registered letter addressed to the Tenant or the Landlord or other person or persons to be served by name at their address specified herein at the last known place of abode or business. A notice sent by registered letter shall deemed to be given at the time when it ought in due course of post to be delivered at the address to which it is sent. Pls email your respective agent .

SERVICE OF NOTICE

- (f) That the Landlord shall on the written request of the Tenant made not less than two (2) calendar months before the expiration of the tenancy hereby created and if there shall not at the time of such request be any existing breach or non-observance of any of the agreements and stipulations on the part of the Tenant grant to the Tenant a tenancy of the said premises for a further term of one (1) year from the expiration of the tenancy hereby created at the prevailing market rent and upon the same terms and conditions. In the event that the Landlord should grant the Tenant an extension of the said term herein then the Landlord/Tenant shall pay the agency renewal commission either:
- at the prevailing industrial rate plus GST; or
 - S\$3700/- plus GST at the prevailing rate for every one (1) year or less period of extension of lease. Total renewal commission payable **S\$4033/-** inclusive of GST.

OPTION TO RENEW

- (g) The Tenant may terminate this Agreement after the expiration of the first TWELVE (12) months of the term hereby created on giving the Landlord not less than two (2) TWO months' notice or two (2) months' rental in lieu thereof in the event that **WANG JIANCHENG, FIN No.G3570119U & PASSPORT No.EE9745136 (PRC)**, the immediate Tenant of the Premises is required to leave the Republic of Singapore due to any of the following reasons:
Deported from Singapore; or Refused permission by the Singapore Government to reside or work in Singapore; or Transferred or relocated from Singapore to another country; or Ceased employment with Employer for any reason whatsoever; Death, permanent incapacity or illness;

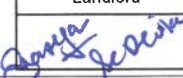

DIPLOMATIC CLAUSE

The Tenant shall provide the Landlord with **Documentary evidence** of such transfer, cessation or order shall be required and such notice shall be deemed to have commenced on such date as the Landlord shall have actually received such evidence.

- (h) If this Agreement should be lawfully terminated by notice in writing by the Tenant before the expiry of the tenancy herein as aforesaid, the Tenant shall refund to the Landlord, the pro-rata, the commission as mentioned in Clause 5F ; (plus prevailing GST) paid by the Landlord to his RES real estate agency. Upon "Pre-Determination of Diplomatic Clause" given after 12+2; Tenant shall refund to the Landlord as mentioned.

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Initials	
Landlord	Tenant
	

- (i) In case the said premises or any part thereof shall at any time during the said tenancy be destroyed or damaged by fire, lightning, riot, explosion or any other inevitable cause so as to be unfit for occupation and use then and in every such case (unless the insurance money shall be wholly or partially irrecoverable by reason solely or in part of any act of default of the Tenant) the rent hereby reserved or a just and fair proportion thereof according to the nature and extent of the damage sustained shall be suspended and cease to be payable in respect of any period while the said premises shall continue to be unfit for occupation and use by reason of such damage.

**UNTENTABILITY OF
PREMISES LEADING TO
SUSPENSION OF RENT**

- (j) In case the said premises shall be destroyed or damaged as in Clause 5(h) herein and if the Landlord or the Tenant so thinks fit shall be at liberty to terminate the tenancy hereby created by notice in writing and upon such notice being given the term hereby created shall absolutely cease and determine but without prejudice to any right of action of the Landlord in respect of any antecedent breach of this Agreement by the Tenant.

LEADING TO TERMINATION

- (k) In the event of Enbloc Redevelopment the Landlord shall be at liberty by giving three months notice in writing to determine the tenancy hereby created and shall refund the deposit to the tenant without interest. Neither party shall have any claims against the other. During the said term of this Tenancy, to allow the Landlord or his representative's at all reasonable times and by prior appointment to bring any interested parties to view the said Premises in the event of a prospective sale thereof. The said Premises shall be sold subject to this Tenancy.

**ENBLOC RE-DEVELOPMENT /
SALE OF PROPERTY**

- (l) The law applicable in any action arising out of this lease shall be that governing the Republic of Singapore and the parties hereto submit themselves to the jurisdiction of the law of Singapore.

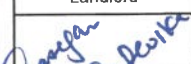
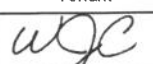
GOVERNING LAW

- (m) It is expressly understood by the Landlord that the commission paid to **PROPnex REALTY PTE LTD** as the brokerage fee in this transaction has been fully earned for services rendered and there shall be no claim made by the Landlord against **PROPnex REALTY PTE LTD** for a refund of the commission should the Tenant prematurely terminate the tenancy herein or for any other reasons.

COMMISSION EARNED

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Initials	
Landlord	Tenant
	

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written.

SIGNED by the Landlord

NAME: GUNASEGAR S/O SREENIVASAN
IC No. : S1420488A
NRIC: SEENIVASAN DEVIKA
IC No. : S1463939Z

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)
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Gunagan
Se Devika

In the presence of :

Name: MANIMARAN S/O VAITHINADHAN (MAX MARAN)
NRIC: S6814507D

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)
)

V. Man

SIGNED by the Tenant

Name: WANG JIANCHENG
FIN No.: G3570119U

)
)

WANG Jiancheng

In the presence of :

Name: JAIN MUKUL
NRIC: S8180904F

)
)

Mukul

Tenants

S/No.	Name	Fin No. / Expiry / DOA	Passport / Expiry	Remarks
01	WANG JIANCHENG	G3570119U / 01/11/2027 / 18/06/2024	PASSPORT No.EE9745136 (PRC) EXPIRY 24/12/2028	
02	TAN, AORAN		PASSPORT No.ED4878178 (PRC) EXPIRY 19/06/2028	Holder is still in CHINA ,pass issuance is in progress ,once issued RES for the TT shall submit all information.

The Tenant and Occupants are required to inform the Landlord of any long term visitors (more than 2 weeks) staying in the house from time to time.

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Initials	
Landlord	Tenant
<i>Devika</i>	<i>WJC</i>

CHECKLIST FOR LEASE OF RESIDENTIAL PROPERTY FOR COMPLIANCE WITH THE IMMIGRATION ACT AND WOMEN'S CHARTER

Address of Property: 80 SING AVE BLISS REGALIA #04-01 SINGAPORE 217920			
Rental start date: 26th day of OCTOBER 2024		Rental end date: 25th day of OCTOBER 2026	
Where any tenant or occupier is a <u>Singapore Citizen or Singapore Permanent Resident</u> , to perform the following checks on each tenant and occupier:			
		Checked (Yes or No)	Remarks
1.	Check original NRIC(s) of the tenants and occupiers for forgery and make copies.	NA	
2.	Check photograph(s) on NRIC(s) against the actual person(s) to confirm identity.	NA	
3.	Verify the validity of the NRIC(s) with ICA (through ICA website) and keep copies of the ICA screen capture or acknowledgement slip.	NA	
Where any tenant or occupier is a <u>foreigner</u> , to perform the following checks on each tenant and occupier:			
1.	Check original Immigration pass / work pass / student pass and make copies.	YES	
2.	Cross check particulars in these passes with original passport(s) and check photograph(s) against the actual person(s) to confirm identity. Keep copies of the passport(s).	YES	
3.	Verify the validity of the passes with MOM database and/or ICA database, and keep copies of the MOM/ICA screen capture or acknowledgement slip.	YES	TENANT 01 PASS IS VALID as 12/09/24 01:21am. TENANT 02 IS in application progress with MOM.

DECLARATION

We declare that we have conducted the diligence checks on the NRIC/pass/permit as stated above and we have kept the necessary records arising from the checks.

(Signature of Real Estate Salesperson)
Real Estate Salesperson representing Landlord
Name: MANIMARAN VAITHINADHAN (MAX MARAN)
Registration No: R010743G
Estate Agent: PROPnex REALTY PTE LTD
DATE: 12/09/2024

(Signature of Real Estate Salesperson)
Real Estate Salesperson representing Tenant
Name: JAIN MUKUL
Registration No: R002584H
Estate Agent: PROPnex REALTY PTE LTD
DATE: 12/09/2024

ACKNOWLEDGEMENT

I acknowledge that the NRIC/pass/permit checks as stated have been carried out on the tenant(s) and occupier(s). Where the property involved is a HDB flat, the landlord shall comply with HDB's terms and conditions of renting out the flat, including the need to conduct regular checks and ensure that the tenants do not misuse the flat, further rent out the flat, and/or create nuisance to their neighbours.

(Signature of Main Tenants)
Name of Main Tenant: Mr. WANG JIANCHENG

(Signature of Landlords)
Name of Landlord: Mr. GUNASEGAR S/O SREENIVASAN

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Initials	
Landlord	Tenant
<i>Gunasegar S/O Sreenivasan</i>	<i>WJC</i>