

DATED THIS

DAY OF 22 DEC 2022 2022

BETWEEN

**CHIN WEI MEAN
(NRIC No. 651205-10-6693)
("Landlord")**

AND

**SABRI BIN HASSAN ASSA'ARI
(NRIC No. 851226-06-5233)
("Tenant")**

TENANCY AGREEMENT

**NO. 128, JALAN PC 3/6,
TAMAN PINGGIRAN CYBER,
63000 , CYBERJAYA,
SELANGOR.**



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.* L01CF661B5XW025
Jenis Surat Cara *Type Of Instrument* PERJANJIAN SEWA
 SURAT CARA UTAMA
Tarikh Surat Cara *Date Of Instrument* 22/12/2022
Balasan *Consideration* RM 0.00
Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*
 CHN WEI MEAN, NO KP 651205106693
Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*
 SABRI BIN HASSAN ASSA'ARI, NO KP 851226065233
Butiran Harta / Suratcara *Property / Instrument Description*
 NO. 128, JALAN PC 3/6 TAMAN PINGGIRAN CYBER, CYBERJAYA, 63000, SELANGOR

LHDN
 MALAYSIA

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>	F0251A230223883
Tarikh Penyeteman <i>Date of Stamping</i>	06/01/2023
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 96.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 96.00
Indorsemen <i>Indorsement (Kia Setem 1945)</i>	Seksyen 37



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* : 06/01/2023 08:25:44

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 ---

SCHEDULE

(which is to be read and construed as an essential part of this agreement)

Section No.	Particulars
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1(a)	<u>The Landlord</u>
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CHIN WEI MEAN
(NRIC: 651205-10-6693)
11A, Jalan 1/119,
Taman Bukit Hijau, Cheras,
56000 Kuala Lumpur.

1(b)	<u>The Tenant</u>
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SABRI BIN HASSAN ASSA'ARI
(NRIC: 851226-06-5233)
No. 33, Lorong 8,
Permatang Badak Baru,
25150 Kuantan, Pahang.

2.	<u>Demised Premises</u>
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No. 128, Jalan PC 3/6,
Taman Pinggiran Cyber,
63000 Cyberjaya, Selangor.

3.	<u>Period of tenancy</u>
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TWO (2) years

4(a).	<u>Date of commencement</u>
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1st January 2023

4(b).	<u>Date of Termination</u>
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31st December 2024

5(a).	<u>Monthly Rental payable in advance</u>
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Ringgit Malaysia One Thousand Two (RM1,200.00) Only

5(b).	<u>Due On</u>
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Due and payable on
BANK IN ACCOUNT : MAYBANK A/C: 114123512498 ; CHIN WEI MEAN

6.	<u>Security Deposit</u>
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Rental Deposit 2 Months: Ringgit Malaysia Two Thousand Four Hundred (RM2,400.00) Only

Utilities: Ringgit Malaysia One Thousand Two Hundred (RM1,200.00) Only

7.	<u>Usage of Demised Premises</u>
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Residential purpose only

8.	<u>Special Express Condition</u>
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NIL

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

SIGNED by the Landlord

CHIN WEI MEAN

NRIC: 651205-10-6693

in the presence of:-

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Witnessed by

Name

NRIC

: Yew Seng Yit (Calvin)

: 790425-05-5269



SIGNED by the Tenant

SABRI BIN HASSAN ASSA'ARI

NRIC: 851226-06-5233

in the presence of:-

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)



Witnessed by

Name

NRIC

: Yew Seng Yit (Calvin)

: 790425-05-5269

