



JABATAN BANGUNAN

MAJLIS BANDARAYA SUBANG JAYA

BORANG PERMOHONAN PERMIT PELAN SETARA DINDING SESEKAT (PARTITION), PECAHAN DINDING (PARTY WALL), KERJA-KERJA KECIL TAMBAHAN 'AWNING', 'RAMP', PENUTUP LONGKANG & TANGGA KEDUA

NO. FAIL RUJUKAN :

A. JENIS PERMOHONAN (diisi oleh pemohon)

1. Jenis Premis Kedai Pejabat Kilang Teres Rumah Kedai
 Pusat Membeli Belah (*Retail Lot*)
2. Jenis Binaan Dinding Sesekat (*Partition*) 'Awning'
 Pecahan Dinding Pemisah (*Party Wall*) 'Ramp'
 Penutup Longkang Tangga Kedua
3. Jenis Perniagaan Pejabat Restoran/Café Bengkel Pusat Kecantikan
 Pusat Siber Pusat Kesihatan Kedai Runcit Lain-Lain.....

B. MAKLUMAT PEMILIK / PENYEWA

Nama Penyewa / Syarikat: TAKA PATISSERIES GROUP(M) SDN BHD

No. Pendaftaran Syarikat : 202301025174 (1519097-U)

No. Kad Pengenalan : 811219-01-5733 / 880828-35-5230 / 890328-13-5935

Pemilik Bangunan : KHIU FU SIANG / LIEW RUI WEN / LEONG KIA CHUN

Alamat Premis : No. 44-G, JALAN SS15/4D, SS15, 47500 SUBANG JAYA
 SELANGOR.

Alamat Surat Menyurat (Terkini) : 2ND JALAN JELATEK, JELATEK, KUALA LUMPUR,
 WILAYAH PERSEKUTUAN

No. Telefon : Pej : 017-7703143 H/P :
 Fax : Email:

C. SENARAI SEMAKAN

Bil	Perkara	Semakan Pemohon	Untuk Kegunaan Pejabat	
			1	2
1	Borang Permohonan Permit Pelan Setara Dan Kerja-Kerja Kecil yang telah diisi dengan lengkap oleh pemohon.	✓		
2	1 salinan Perjanjian Jual Beli (Sales & Purchase Agreement) (jika pemohon adalah pemilik premis)			
3	1 salinan Perjanjian Penyewaan (Tenancy Agreement) (jika pemohon adalah penyewa premis)	✓		
4	Borang Kebenaran Pemilik Premis yang telah diisi dengan Lengkap (jika pemohon adalah penyewa)	✓		
5	Borang Kebenaran JMB / MC (jika bangunan berstatus strata)			
6	Surat Akuan yang telah disahkan :			
	i) Permit Pelan Setara Dinding Sesekat (Partition) Pecahan Dinding (Party Wall)	✓		
	ii) Kerja-Kerja Kecil Tambahan 'Awning', 'Ramp', Penutup Longkang & Tangga Kedua			
7	1 Salinan resit jelas Cukai Taksiran terbaru *Januari-Jun/Julai-Disember	✓		
8	Gambar keseluruhan bangunan yang menunjukkan pandangan hadapan, belakang, sisi dan dalaman. Gambar hendaklah berwarna pada kertas bersaiz A4 :			
	a) Dinding Sesekat (Partition)	✓		
	b) Pecahan Dinding Pemisah (Party Wall)			
	c) Penutup Longkong			
	d) 'Awning'			
	e) 'Ramp'			
	f) Tangga Kedua			
9	5 set pelan lakaran bersaiz A3 yang telah diisi dengan lengkap serta ditandatangani oleh pemohon dan perunding :			
	a) Dinding Sesekat (Partition)	✓		
	b) Pecahan Dinding Pemisah (Party Wall)			
	c) Penutup Longkong			
	d) 'Awning'			
	e) 'Ramp'			
	f) Tangga Kedua			
10	1 Salinan Sijil Pendaftaran Perniagaan (SSM)	✓		
11	1 Salinan Surat Kelulusan Kebenaran /Perubahan Material Bangunan (K.M) (bajet hotel / pusat tuisyen / asrama/ tadika)			
12	Ukuran disetiap ruang	✓		

D. MAKLUMAT PERUNDING

Adalah menurut kehendak-kehendak Undang-undang Kecil Bangunan Seragam 1984 dan saya bersetuju terima tanggungjawab penuh dengan sewajarnya

Nama : AR NAZARUDIN MASAT
 Alamat : 33, JALAN NOVA U5/83, SUBANG BESTARI
 No. Pendaftaran : A/A 118
 Kelas : ARCHITECTURE
 No. Telefon : 013-3622643 / 019-4545589

Nama :
 Alamat :
 No. Pendaftaran :
 Kelas :
 No. Telefon :




 Orang Yang Mengemukakan
 Ar Nazarudin Masat

Orang Yang Mengemukakan

ARKITEK
 No. Pendaftaran LAM: A/N 118

E. JADUAL KIRAAN		
Bil.	Perkara	Kadar Harga
PERMIT PELAN SETARA		
a		
DINDING SESEKAT (PARTITION) / PECAHAN DINDING (PARTY WALL)		
1.	Fi bagi Dinding Sesekat. (Dibayar sekali semasa mengemukakan permohonan.) <i>*Tambahan 1 kali gandaan proses permit bagi binaan yang telah siap dibina.</i>	RM 10.00 bagi 9 meter persegi <i>*(RM 100.00 minimum)</i> $\frac{\text{Keluasan Lantai } 53.11 \text{ m}^2 \times \text{RM } 10.00}{9 \text{ m}^2}$ $= \text{RM } 100.00 \dots\dots$ <div style="border: 1px solid black; padding: 2px; width: fit-content; margin-left: auto; margin-right: auto;">Jumlah keseluruhan keluasan lantai</div>
2.	Fi bagi Pecahan Dinding (Partywall). (Dibayar sekali semasa mengemukakan permohonan.) <i>*Tambahan 1 kali gandaan proses permit bagi binaan yang telah siap dibina.</i>	RM200 setiap panjang bukaan 3meter(10'0") <i>*(RM 200.00 minimum)</i> $\frac{\text{Panjang pecahan } \dots\dots \text{ m} \times \text{RM } 200.00}{3 \text{ meter}}$ $= \text{RM } \dots\dots\dots$ <div style="border: 1px solid black; padding: 2px; width: fit-content; margin-left: auto; margin-right: auto;">Jumlah keseluruhan panjang pecahan</div>
3.	Bayaran Permit Tahunan	$1 \text{ (Bil Lot)} \times \text{RM } 100.00 = \text{RM } 100.00$
4.	Bayaran Pelan Setara (Dibayar sekali semasa membeli pelan setara.)	$1 \text{ (Bil Pelan)} \times \text{RM } 100.00 = \text{RM } 100.00$
PERMIT PELAN SETARA		
b		
KERJA-KERJA KECIL TAMBAHAN 'AWNING', 'RAMP' & PENUTUP LONGKANG		
5.	Bayaran Fi Permit Penutup Longkang (bagi 3048mm/10'00" panjang atau mana-mana yang lebih tinggi)	$(\text{RM } 100.00 \times \dots\dots \text{ m})$ $= \text{RM } \dots\dots\dots$
6.	Bayaran Fi Permit 'Ramp' (bagi 2438mm/8'00" lebar atau mana-mana yang lebih tinggi)	$(\text{RM } 100.00 \times \dots\dots \text{ m})$ $= \text{RM } \dots\dots\dots$
7.	Bayaran Fi Permit 'Awning' (bagi 3048mm/10'00" panjang atau mana-mana yang lebih tinggi)	$(\text{RM } 200.00 \times \dots\dots \text{ m})$ $= \text{RM } \dots\dots\dots$
PERMIT PELAN SETARA TANGGA KEDUA		
8.	Bayaran Fi Permit Tangga Kedua	RM 500.00
9.	JUMLAH KESELURUHAN	RM 300.00

DATED DAY OF 16 AUGUST 2023

BETWEEN

RSB EQUITY SDN BHD

120503-K

(Landlord)

AND

TAKA PATISSERIE GROUP (M) SDN BHD

202301025174(1519097-U)

(Tenant)

TENANCY AGREEMENT

NO 44-G, JALAN SS15/4D,

SS15,47500 SUBANG JAYA

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

Parties

WHEREAS :-

A. The Landlord is the registered and beneficial owner of the premises as described in **Section 4 of the First Schedule** hereto (hereinafter called "**the Demised Premises**").

Demised Premises

B. The Landlord has agreed to let and the Tenant has agreed to rent from the Landlord the Demised Premises upon the terms and conditions herein contained.

Agreement for Tenancy

IT IS HEREBY AGREED AND DECLARED as follows: -

1. AGREEMENT TO LET

The Landlord agrees to let and the Tenant agrees to take a tenancy of the Demised Premises for a term stated in **Section 5 of the First Schedule** hereto (hereinafter referred to as "**the Term**") commencing from the day and year set out in **Section 6 of the First Schedule** hereto (hereinafter referred to as "**the Commencement Date**") and expiring on the day and year stipulated in **Section 7 of the First Schedule** hereto (hereinafter referred to as "**the Expiry Date**").

Term of Tenancy

1.1 MONTHLY RENTAL

The Tenant shall pay to the Landlord the monthly rental as specified in **Section 7 of the First Schedule** (hereinafter referred to as "**the Monthly Rental**") and the sum of which shall be paid to the Landlord in advance on or before the 07th day of each calendar month. The first Monthly Rental shall be paid by the Tenant to the Landlord upon execution of this Agreement and subsequent Monthly Rental payable in advance within seven (7) days of every subsequent month.

Monthly Rental

1.2 THE DEPOSITS

(a) Simultaneously upon execution of this Agreement, the Tenant shall deposit the following payment with the Landlord: -

i. the Security Deposit for the sum stated in **Section 8 of the First Schedule** hereto (hereinafter referred to as "**the Security Deposit**") being payment of two (2) months rental in advance; and

Security Deposit

- ii. the sum stated in **Section 9 of the First Schedule** hereto being the deposit for water charges, electricity charges, sewerage charges (Indah Water), telephone and all other utilities consumed or supplied on or to the said Demised Premises during the continuance of this Agreement (hereinafter called "**the Utilities Deposit**" and both the Utility Deposit and the Security Deposit hereinafter referred to as "**the General Deposit**"). Utilities Deposit

- (b) The General Deposit shall be maintained at this figure during the term of this Agreement and shall not without the previous written consent of the Landlord be deemed to be or treated as payment of rent and in the absence of any breach or non-compliance by the Tenant of the terms, conditions and stipulations hereinafter contained be refunded to the Tenant without interest at the determination of this tenancy less such sum or sums as may then be due to the Landlord including for costs of repairs, replacements and or damage to the said Demised Premises PROVIDED ALWAYS the Tenant has extended documentary proof that all sums due to the relevant authorities up to the date of the termination have been paid up and settled by the Tenant in full and the Demised Premises has been restored to its original and good, clean and tenable state and condition at the expiration of the term of this Agreement. Refund of General Deposit

- (c) The Tenant shall pay all charges in respect of water, electricity, indah water (sewerage), telephone and all other utilities consumed or supplied on or to the said Demised Premises during the continuance of this Agreement and to ensure that the same have been settled when the Demised Premises are in due course vacated. Payment for Utilities Charges

- (d) In the event the deposit payable by the Landlord for the supply of the water and/or electricity to the Demised Premises is increased due to an increased in the consumption by the Tenant, The Tenant hereby agrees to the top up sum of the deposit payable to the utilities companies within fourteen (14) days from the day of receipt the notice by the Tenant or the Landlord from the utilities company. Increase Consumption of Utilities

- (e) Nil Opening of Utilities Account

2. THE TENANT'S COVENANTS

THE TENANT HEREBY COVENANTS WITH THE LANDLORD as follows:

- (a) To use and occupy the Demised Premises stated in **Section 10 of First the Schedule** hereto only. Use of the Demised Premise

- | | | |
|-----|--|---|
| (b) | The Tenant shall apply for, obtain and maintain at its own cost and expenses and to submit to the Landlord copy of all licenses, permits, approvals, registrations and other consents required by the Authorities for the carrying on or conduct of the Tenant's trade in the Demised Premises | Permits, Approvals & Consents |
| (c) | Not to use or permit to be used the said Demised Premises or any part thereof for any illegal or immoral or religion or funeral related purposes. | Unlawful Purpose |
| (d) | The Tenant shall not trade or deal in counterfeit or fake goods and materials. | Illegality |
| (e) | Not to do or permit to be done anything which will or may infringe or violate any laws or regulations pertaining to the Demised Premises that may be imposed by the competent authority or authorities and to observe and to be personally responsible for any infringement or violation against such laws or regulations and to fully indemnify the Landlord in respect thereof. | Violation of Laws |
| (f) | Not to employ or bring into the Demised Premises any worker(s) and/or foreigner(s) without legal working permit and/or license to work in Malaysia | Illegal workforce |
| (g) | Not to fix, affix or install any additional electrical points and appliances in or about the demised premises without the prior written approval of the Landlord (which approval shall not be unreasonably withheld) and the relevant authorities and to ensure such works are carried out by a licensed electrical contractors and that such installation, fixing, addition and/or variation shall not overload or cause damage to the power supply or cause damage to the power supply or to any existing electrical installation and wiring in the Demising Premises. | Electrical & Other Additions |
| (h) | Not to use any electrical heating or other devices, which may interfere with the air-conditioning system, lighting or electrical system in the said Demised premises or in any part of the building. | Non-interference with the heating cooling and/or ventilation system |
| (i) | The Tenant shall forthwith (with or without demand) make good any breakage, defect or damage to the common areas or any facility thereof occasioned by misuse or abuse on the part of the Tenant or the Tenant's servants, agents, contractors or sub-contractors or other persons claiming through or under the Tenant. | Common Areas |

- | | | |
|-----|--|-------------------------------------|
| (j) | Nil | Compliance with Rules & Regulations |
| (k) | Nil | Lift |
| (l) | The Tenant shall not allow any accumulation of rubbish in the Demised Premises and shall ensure that any rubbish or waste from the Demised Premises are disposed of in an orderly and proper manner. The Tenant shall not cause or permit to throw any rubbish or waste of whatsoever nature for the disposal into the drains, pipes, toilets, drainage or sewerage system in and around the Demised Premises | Disposal of Waste Material |
| (m) | To keep the Demised Premises free of pests, insects, rodents, birds and animals and shall further be responsible in employing from time to time or periodically, a pest-exterminating contractor approved by the Landlord to inspect and ensure that the Demised Premises free of pests. | Pest & Animals Control |
| (n) | To keep and maintain the interior and exterior of the Demised Premises including all the sanitary, electricity, water apparatus, door windows glass shutters lock roofs drains and other fixtures and fittings therein in good and substantial repair and condition during the term of the Tenancy and to yield up the Demised Premises restored to its original state and condition in good and substantial repair, order and condition in all respects and clean and free from rubbish [reasonable wear and tear only excepted] to the Landlord at the expiration or sooner determination of this Agreement. | Maintenance of the Demised Premises |
| (o) | The Tenant shall be solely responsible for the security of Demised Premises and for the safe keeping of the Landlord's fitting and fixtures in the Demised Premises. | Security |
| (p) | Not to remove or dispose of the Landlord's furniture, fixtures and fittings or any part thereof from the Demised Premises without the written consent of the Landlord. The Tenant may remove all fixtures, fittings or other installation 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. | Removal of Fixture & Fittings |
| (q) | To permit the Landlord, its agents or workmen at a reasonable time to enter upon and inspect the condition of the Demised Premises by prior notice in writing. The Tenant shall carry out repairs to the Demised Premises within fourteen (14) days from the date of receipt of the written notification by the Tenant in a proper and workmanlike manner and at the Tenant's entire own cost and expenses, any repairs, replacements and or defects for which the Tenant is liable of which | Inspection |




notice shall have been given to the Tenant or left at the Demised Premises PROVIDED ALWAYS that in an emergency or where the nature of the works are such that in the opinion of the Landlord the said works should be carried out immediately upon giving written notice to the Tenant and the entire costs thereof shall be a debt due from the Tenant to the Landlord and be forthwith recoverable by the Landlord.

- (r) Not to do or permit or suffer to be done anything whereby any policy or policies of insurance on the Demised Premises or the said Property may become void or voidable or whereby the rate or rates of premium thereupon may be increased and to pay to the Landlord immediately the difference of the increased premium and all expenses incurred by the Landlord in or about any renewal of such policy of policies of insurance upon the Landlord produces documentary proof of payment of all sums paid for such increased premium and to indemnify and keep indemnified the Landlord against all claims, actions, proceedings, expenses, damages, costs, and/or demands whatsoever made upon the Landlord or which the Landlord may pay sustain or incur by reason of any act or omission of the Tenant and/or its servants agents invitees or licensees in regards to the breaching or non-observance of this covenant without prejudice to the other rights of the Landlord. Insurance Policy
- (s) Without prejudice to the generality of the last foregoing covenant the Tenant shall not without the written consent of the Landlord bring or store or permit or suffer to be brought into the Demised Premises or any part thereof any highly inflammable explosive or dangerous material or articles which are illegal under the laws of Malaysia. Dangerous substances
- (t) Not to assign or sub-let or part with the possession of the Demised Premises or any part thereof without the consent in writing of the Landlord of which such consent shall not be unreasonably withheld. Subletting
- (u) During the last two (2) months of the said term or any such further term as may be agreed between the parties unless the Tenant shall have given written notice of her intention to renew the tenancy as hereinafter provided, the Tenant shall permit the Landlord or its agent to affix to any part of the Demised Premises and retain without any interference a notice stating that the Demised Premises is for rent and during the same period to permit all persons with authority from the Landlord and upon appointment being made to view the Demised Premises at a reasonable time agreed by the Tenant. Notice to Rent
- (v) To indemnify and keep indemnified the Landlord against any summons, actions, proceedings, claim or demand and costs, damages and expenses which may be levied, brought or made against the Landlord or which the Landlord may pay, incur or suffer by reason of, directly or indirectly, as a result of any act, omission or use of the Demised Premises by the Tenant or any person claiming for or in trust Indemnity by Tenant

for the Tenant or arising from any breach of any Tenant covenants in this Agreement.

- (w) Not to make or permit to be made structural alterations or additions to the Demised Premises without the prior written consent of the Landlord. In the event of the Landlord granting such written consent, the Tenant shall be liable for all the costs and expenses incurred for such structural alterations or additions and the Tenant shall not be entitled to any compensation in respect of such alterations and/or additions at the determination of the Tenancy Period. Structural alterations

- (x) Upon receipt of any notice, order, direction or other thing from a competent authority affecting or likely to affect the Demised Premises whether the same shall be served directly on the Tenant or the original copy thereof be received from any underleasees or other person whatsoever the Tenant will so far as such notice, order, direction or other thing of the Act, Regulations or other Instrument under and by virtue of which it is issued or the provisions hereof require it to do so comply therewith at its own expense and will forthwith deliver to the Landlord a copy of such notice order direction or other things. Notice from the Authority

- (y) Not to use the Demised Premises or any part thereof for carrying on any activities which may cause the accumulation of dirt rubbish or debris of any sort inside or outside the Demised Premises or which may cause an unreasonable amount of noise or which may become nuisance annoyance or cause damage or inconvenience to the Landlord or the other occupants of the said Demised Premises Nuisance

- (z) Upon the expiration or sooner determination of this Tenancy, the Tenant shall peaceably, quietly and unconditionally quit and deliver up vacant possession of the Demised Premises to the Landlord and including all fixtures, fastenings, matters and things thereto in or otherwise belonging or appertaining thereto together with all the Landlord's fixtures and fittings in such good and substantial repair as shall be in accordance with the covenants of the Tenant herein contained and with all locks and keys complete to the Landlord. Yielding Up Demised Premises

- The Tenant shall at its entire own cost and expense restore and reinstate the Demised Premises to a good, clean and tenantable state and condition (fair wear and tear excepted) as herein delivered to the Tenant and if so required by the Landlord, restore same to substantially its original state and condition, at the expiry or earlier determination of this Tenancy AND such restoration and or reinstatement shall be carried out within one (1) week from the expiration or earlier determination of this Tenancy, failing which the Landlord shall be at liberty to carry out such restoration and or reinstatement and entire costs and expenses thereof shall be borne and payable by the Tenant to the Landlord upon demand therefor and pending the restoration and or reinstatement of the Demised Premises to its original state until the completion of the restoration and or reinstatement of the Demised Premises and delivery of the same to the Restoration



Landlord in its original and good, clean and tenantable state and condition, the Tenant shall further pay liquidated damages calculated at the rate of double the monthly rent herein reserved and covenanted to be paid at the time then in force on a daily basis for each day of the Tenant's delay in delivery of the Demised Premises to the Landlord as aforesaid PROVIDED ALWAYS that the receipt of such sum shall be by way of liquidated damages only and shall not be deemed to be payment of rental and PROVIDED ALWAYS that after the determination of this Tenancy, the Tenant shall not be allowed to carry on business on the Demised Premises and FURTHER PROVIDED ALWAYS that this clause shall be without prejudice to the Landlord's rights to recover any further sum(s) from the Tenant as damages for any antecedent breach of this Agreement.

3. **The Landlord hereby covenants with the Tenant as follows: -**

- | | | |
|-----|--|-------------------------------------|
| (a) | That so long as the Tenant continues to promptly pay the rent hereby reserved and perform and observe the several stipulations on its part to be performed and observed herein contained, the Tenant shall peacefully hold and enjoy the Demised Premises without any interruption by the Landlord or any person rightfully claiming under or in trust for it. | Right of Peaceful Enjoyment |
| (b) | At the termination of the tenancy hereunder to refund the General Deposit paid by the Tenant to the Landlord free of interest less such sum or sums as are due to the Landlord under the provisions herein contained. | Refund of General Deposit |
| (c) | To pay the quit rent, assessment, fire insurance premium and service charges and sinking fund (if applicable) rendered to the Demised Premises (save and except goods, furniture, fixtures and fittings belonging to the Tenant). | Management of the Demised Premises |
| (d) | To keep in good repair the main structure, walls, drains, sewerage, wiring and pipe system of the Demised Premises unless such damage thereto is caused and/or attributable to the Tenant, its servants and agents. | Maintenance of the Demised Premises |
| (e) | The Landlord hereby further covenants undertakes warrants and represents to the Tenant of the special term and conditions as set out in the Landlord's Warranties annexed in the Second Schedule hereof. | Landlord's Warranties |

The Landlord acknowledges that the Tenant has agreed to enter into this Agreement on the basis of and in full reliance upon the aforesaid representations, covenants, warranties and declarations which is true and correct in all respects. It is hereby agreed that in the event that there is a breach of the representations, covenants or warranties contained in this Clause hereof, the Landlord shall be deemed to have committed a default and the Tenant shall (without prejudice to any other provisions herein this Agreement contained or any other rights and remedies as may be available to the Landlord at all or in equity) be entitled to take such action as may be available to the Tenant at law.

Breach of Landlord's Covenants, Warranties and/or others

4. **PROVIDED ALWAYS AND IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO as follows: -**

- | | | |
|------|--|--|
| (a) | It will be an Event of Default if the Tenant - | Default by Tenant |
| i. | fails or refuses or neglects to pay the Monthly Rent or any other moneys to be paid pursuant to this tenancy agreement or otherwise or any part thereof on the respective due dates thereof whether formally or legally demanded or not; or | Failure/ Refusal to Pay the Monthly Rental |
| ii. | breaches any one of more of the covenants, undertakings, terms, conditions, obligations, restrictions, agreements and stipulations on part of the Tenant to be observed and performed herein or threaten to commit or cause or permit such a breach; or | Breach of Tenant's Covenants, Warranties and/or others |
| iii. | have an application or order made, resolution passed, petition presented, or steps taken for liquidation, winding-up or dissolution of the Tenant otherwise than for the purpose of reconstruction or amalgamation. | Liquidation or Winding Up |
| iv. | permits or suffers any execution or distress or other process of a court of competent jurisdiction to be levied upon or issued against any of the Tenant's Goods or on any properties, chattels, effects, plant, machinery, equipment, furniture, fixtures, fittings and/or effects in or upon the Premises. | Distress |
| (b) | Upon the occurrence of any one or more Event of Default, the Landlord may at any time thereafter do, at the costs and expenses of the Tenant, any or all of the following or any combination of the following without being responsible or liable for any losses, damage, costs or expenses caused to the Tenant as a consequence of such action - | Outcome of Default |
| i. | terminate the Tenancy and re-enter the Premises or any part thereof in the name of the whole; | Termination |

- ii. disconnect or cause to be disconnected or cease or cause the cessation of the supply of the Utilities to the Premises without any prior notice to the Tenant; Disconnection of Utilities Supply
 - iii. remedy any breach by the Tenant of any terms and conditions of this tenancy agreement and/or to take any other action the Landlord deems fit in respect of such Event of Default, including any claims or right of action for the early termination of the Term to recover all moneys due and owing to the Landlord; Remedy
 - iv. withhold any or all of the deposits as may have been paid by the Tenant towards securing full settlement by the Tenant or recovery by the Landlord of or set-off the same against all monies paid by the Tenant, whether as rentals, late payment interest charges, damages, losses, costs, expenses or otherwise; Withhold and/or Setting Off General Deposit
 - v. recover possession of the Premises; or Recovery of Property
 - vi. enforce compliance on the part of the Tenant of its covenants, undertakings, terms, conditions, obligations, restrictions, agreements and stipulations under this tenancy agreement. Enforcement of Covenants, Undertaking and/or others
- (c) If at anytime during the Tenancy the Demised Premises or any part thereof shall be destroyed so as to become unfit for occupation or use by fire, tempest, earthquake, earth movement, land slide or other inevitable cause except when such damage shall have been caused by any act or default of the Tenant whereby payment of the policy monies under any policy of insurance shall be refused, then the rent hereby reserved or a fair and just proportion thereof according to the nature and extent of the damage sustained (to be ascertained in the case of dispute by arbitration in the manner provided by the Arbitration Act, 1952 or any modification thereof in force at the time of dispute) shall be suspended and cease to be payable until the Demised Premises shall have been again rendered fit for habitation and use. In the event of the Landlord deciding not to rebuild and reinstate the Demised Premises within a reasonable time, then the rent hereby reserved shall cease and determine from the happening of such destruction or damage as aforesaid and the Tenant will peaceably and quietly surrender and yield up to the Landlord possession of the Demised Premises whereafter the Landlord will refund to the Tenant the said Deposit free from interest less such deductions to be made. Unfit for Occupation

- (d) The Tenant shall be entitled to affix signboards or signages on the structures and/or fittings on the exterior walls of the Demised Premises at its own cost and expense to indicate its existence on the Demised Premises PROVIDED THAT the necessary approvals, permits, consents, licenses to do so have been obtained from the relevant authorities and it shall be the full responsibility of the Tenant to remove the same at the termination of this Agreement or sooner determination of the term. Signboards
- (e) The Landlord shall have the right, after the expiration or sooner determination of the said term hereby granted, to apply the whole or any part of the General Deposit referred to in Clause 1.2(a) hereof, towards payment towards the reasonable cost of repair of the Demised Premises, its fixtures or fittings rendered necessary by the Tenant's act, deed, default or omission or towards putting back the Demised Premises in the same or equivalent state as it was at the time of this Agreement including repainting the Demised Premises (if not already done by the Tenant) or towards the payment of any damages that may be awarded to the Landlord against the Tenant for breach of any term, condition, stipulation or covenant on the Tenant's part herein contained. Determination
- (f) If the Tenant shall terminate this tenancy at any time earlier than it is hereby granted, the General Deposit paid pursuant to Clause 1.2 shall be absolutely forfeited by the Landlord without prejudice to the Landlord's right to remedy of specific performance of this tenancy against the Tenant for breach of the Agreement. Likewise, If the Landlord shall terminate this tenancy at any time earlier than it is hereby granted, the Tenant shall be entitled to the remedy of specific performance of this tenancy against the Landlord or to take such action as may be available to the Tenant at law. Early Determination
- (g) In the absence of any negligence on the part of the Landlord, or its servants or agents, the Landlord shall not be liable or responsible in any way for death or personal injury, loss or damages to person or property that may be suffered or sustained by the Tenant, her families, visitors, guests, servants, employee, agents, representative or any other who may be upon or in or about the Demised Premises. Exclusion of Landlord's Non-Liability
- (h) The Landlord shall be entitled to assign all its rights, interest and benefit under this Agreement. In the event of the sale of the Demised Premises, such sale shall be subject to this Agreement. Assignment
- (i) In the event that the Tenant shall be desirous of renewing the Tenancy Agreement for a further term as specified in **Section 11 of the First Schedule** hereto, then the Tenant shall give notice in writing to the Landlord of such desire at least **two (2) months** before the date of expiration of this tenancy hereby created and provided the Tenant shall have regularly paid the rent hereby reserved and performed and observed the several terms and conditions herein on her part contained the Landlord may let the Demised Premises to the Tenant for a further

term as stipulated in Section 11 from the expiration of the Term upon the like terms and conditions as stipulated in this Agreement at a rental to be agreed upon by both parties and subject to the increase of the General Deposit.

5. SPECIAL CONDITIONS

It is hereby expressly agreed between the Landlord and the Tenant that they shall in addition to terms and conditions herein be subject to the special express conditions if any set out in the **Third Schedule** hereto and in the event of any conflict, discrepancies or variance the special express conditions set out in the **Third Schedule** herein shall prevail.

Special
Conditions

6. MISCELLANEOUS

(a) Any notice required to be given by the parties hereto shall be in writing and shall be deemed to be sufficiently served after the expiration of five (5) days from the date the notice or demand was sent by registered post addressed to the party to be served at their respective address above given, whether it is actually delivered or not, and in the case of the Tenant, or if left at or sent to the Demised Premises.

Service of
Notice

(b) Time wherever mentioned in this Agreement shall be of the essence of the contract.

Time

(c) This Agreement shall be binding on the successors-in-title and lawful assigns of both the parties herein.

Binding
Agreement

(d) This Agreement shall be governed by the laws of Malaysia and the parties submit to the jurisdiction of the courts of Malaysia in all matters arising from or incidental to this Agreement.

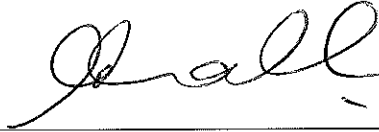
Applicable Law

(The rest of this page is intentionally left blank)



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

SIGNED by the Landlord in the)
presence of:-)



Landlord's Name **RAMAKRISHNAN GOVINDASAMY**
NRIC **490527-02-5015**



Witness by,
Name : **KWONG SUI MING**
NRIC : **781225-12-5237**

RSB EQUITY SDN BHD (120503-K)
Wisma KONPRO
1 Persiaran Teknologi Subang
Subang Hi-Tech Industrial Park
47500 Subang Jaya
Selangor Darul Ehsan
Tel: 603-5633 4088 / 5633 6636
Fax: 603-5634 7930

SIGNED by the Tenant in the)
presence of:-)



Tenant's Name **Liew Rui Wen**
NRIC **880828355230**



Witness by,
Name : **NG KAI LEONG**
NRIC : **980708-08-6417**



FIRST SCHEDULE

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

SECTION	CONTENT	DESCRIPTION
1	The date of this Agreement	16 AUGUST 2023
2	Name and Description of the Landlord	RSB Equity Sdn Bhd 120503-K Wisma Konpro No. 1, Persiaran Teknologi Subang, Subang Hi-Tech Industrial Park, 47500 Subang Jaya Selangor. Tel: 603-5633 4088 / 603-5633 6636
3	Name and Description of the Tenant	Taka Patisserie Group (M) Sdn Bhd 202301025174 (1519097-U) 2nd, Jalan Jelatek, Jelatek, Kuala Lumpur Wilayah Persekutuan Tel: 017-770 3143 (Christy Liew)
4	Address of the Demised Premise	No 44-G, Jalan SS15/4D, SS15, 47500 Subang Jaya
5	Term of Tenancy	Three (3) years

SECOND SCHEDULE

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

THE LANDLORD'S WARRANTIES

(Clause 3(e))

1. Upon expiry of the tenancy agreement dated, the owner shall hand over the security and utilities deposits to the tenant in seven working days.

THIRD SCHEDULE

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

SPECIAL CONDITIONS

(Clause 5)

1. The Tenant shall where necessary apply for TNB and SYABAS under his/her own accounts upon the delivery of legal possession.
2. Rent free period for renovation – 15th August 2023 – 14th September 2023
Advance rental / Earnest Deposit – 1st October 2023 – 31st October 2023
Half month rental (easy for calculation) – 15th September 2023 – 30th September 2023



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.* L01DA72D0CXF023 (SALINAN 1/1)
Jenis Surat Cara *Type Of Instrument* PERJANJIAN SEWA
Date Of Instrument SURAT CARA UTAMA
Tarikh Surat Cara *Date Of Instrument* 16/08/2023
Balasan *Consideration* RM 0.00
Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*
RSB EQUITY SDN BHD, (120503-K, 198401007983)
Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*
TAKA PATISSERIE GROUP (M) SDN BHD, (1519097-U, 202301025174)
Butiran Harta / Suratcara *Property / Instrument Description*
NO 44-G JALAN SS15/4D SS15, SUBANG JAYA, 47500, SELANGOR

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>	F0238A231061690
Tarikh Penyeteman <i>Date of Stamping</i>	18/08/2023
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 10.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 10.00
Indorsemen <i>Indorsement (Acta 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* : 19/08/2023 12:39:27

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 ---

F.SURAT KEBENARAN PEMILIK / JMB / MC

Pengarah,
 Jabatan Bangunan,
 Majlis Bandaraya Subang Jaya,
 Tingkat 3, Jabatan Bangunan,
 Persiaran Perpaduan, USJ 5,
 47610, Subang Jaya,
 Selangor Darul Ehsan.

Tarikh: 4 APRIL 2024

RSB EQUITY SDN BHD
 WISMA KONPRO NO.1
 PERSIARAN TEKNOLOGI SUBANG,
 SUBANG HI-TECH INDUSTRIAL PARK
 47500 SUBANG JAYA, SELANGOR
 (nama dan alamat pemilik)

Tuan,

CADANGAN MEMBINA TAMBAHAN DINDING SESEKAT (PARTION) / MEMECAHKAN DINDING PEMISAH (PARTY WALL) / 'AWNING' / 'RAMP' / PENUTUP LONGKANG DAN TANGGA KEDUA BAGI KEDAI PEJABAT / KILANG TERES DI NO. 44-G, JALAN SS15/4D, SS15, TAMAN / BANDAR SUBANG JAYA, MUKIM DAMANSARA / PETALING, SELANGOR DARUL EHSAN.

- Kebenaran Pemilik Permis

Dengan hormat saya merujuk perkara di atas.

2. Sukacita dimaklumkan (nama penyewa) TAKA PATISSERIES GROUP(M) SDN BHD (KHU FU SIANG / LIEW RUI WEN / LEONG KIA CHUN) (no.kad pengenalan) 811219-01-5733 / 880828-35-5230 / 890328-13-5935 sebagai penyewa dipermis saya yang beralamat seperti pada cadangan diatas telah berbincang dengan saya mengenai tambahan dinding sesekat (partition) / memecahkan dinding pemisah (party wall) / 'awning' / 'ramp', penutup longkang dan tangga kedua. Beliau juga berjanji akan bertanggungjawab sepenuhnya jika terjadi apa-apa kemalangan, kerosakan, kerugian atau masalah kelak berkaitan tambahan dan perubahan yang telah dibuat.

3. Sehubungan dengan itu, saya (nama pemilik permis) RSB EQUITY SDN BHD (RAMAKRISHNAN A/L GOVINDASAMY) (no.kad pengenalan) 490527-02-5015 sebagai pemilik permis yang beralamat seperti cadangan diatas **BERSETUJU** memberi kebenaran kepada beliau membuat tambahan dan perubahan tersebut.

Yang Benar,



Pemilik / JMB / MC

Nama : RSB EQUITY SDN BHD
 Tel : 03-5633 4088
 Email :

G. SURAT AKUAN

i. Permit Pelan Setara Dinding Sesekat (*Partition*) / Pecahan Dinding (*Party Wall*)

~~*Saya~~ / Kami TAKA PATISSERIES GROUP(M) SDN BHD (KHIU FU SIANG / LIEW RUI WEN / LEONG KIA CHUN) No. Kad
 811219-01-5733 / 880828-35-5230 /
 Pengenalan. 890328-13-5935 beralamat di 2ND JALAN JELATEK, JELATEK, KUALA LUMPUR, ...
 WILAYAH PERSEKUTUAN Adalah seorang
 warganegara *Malaysia / ~~Asing~~ dengan sesungguhnya dan sebenar-benarnya menyatakan / mengaku bahawa :-

1. ~~*Saya~~ / Kami adalah ~~*pemilik~~ / penyewa bangunan dan/atau tuan punya berdaftar bagi tanah yang beralamat
 Lot P.T 4021 (LOT 8202) No 44-G Jalan JALAN SS15/4D, SS15, 47500 SUBANG JAYA, SELANGOR

2. ~~*Saya~~ / Kami menyatakan bahawa pelan lakaran yang dikemukakan oleh saya ini adalah untuk kelulusan
 permit sementara pelan bangunan bagi cadangan (*Tajuk Projek*)
 PERMOHONAN KELULUSAN PELAN BANGUNAN BAGI CADANGAN TAMBAHAN DAN PERUBAHAN DALAMAN BANGUNAN
 SEDIADA DARIPADA SEBUAH RESTORAN KEPADA KEDAI KEK DAN BAKERI DI ATAS PT 4021 (LOT 8202), NO 44-G, JALAN SS15/4D,
 SS15, 47500 SUBANG JAYA, SELANGOR.

3. ~~*Saya~~ / Kami akan bertanggungjawab sepenuhnya menanggung ganti rugi sekiranya berlaku kerosakan pada
 bangunan jiran-jiran saya semasa kerja-kerja pembinaan dijalankan ke atas bangunan ~~*Saya~~ / Kami

4. ~~*Saya~~ / Kami juga bersetuju akan bertanggungjawab jika ada apa-apa sebarang kemungkiran kepada mana-
 mana bahagian bangunan semasa dan selepas pembinaan disiapkan.

5. ~~*Saya~~ / Kami menyatakan bahawa ~~saya~~ / kami akan menggunakan bangunan dan/atau bahagian sesuatu
 bangunan dan/atau tanah tersebut untuk kegunaan ... KEDAI KEK DAN BAKERI sahaja dan tidak bagi sesuatu
 maksud yang lain daripada maksud yang baginya ia telah dibina pada asalnya tanpa mendapat kebenaran
 bertulis terlebih dahulu daripada Pihak Berkuasa Tempatan. Rujuk: Akta Jalan, Parit Dan Bangunan 1974
 Pindaan 2007, (Akta 133) Seksyen 70 (12)

6. ~~*Saya~~ / Kami menyatakan bahawa saya tidak akan membina bangunan dan/atau bahagian sesuatu bangunan
 MELENCONG daripada mana-mana pelan atau penentuan yang diluluskan oleh Pihak Berkuasa Tempatan.
 Rujuk: Akta Jalan, Parit Dan Bangunan 1974 Pindaan 2007, (Akta 133) Seksyen 70 (13)

7. *Saya / Kami juga akan menjalankan kerja-kerja penyelenggaraan, pembaikan dan pembersihan jalan dan perparitan di kawasan pembinaan sehingga kerja-kerja siap sepenuhnya dan akan bertanggungjawab untuk memastikan kawasan pembinaan berada dalam keadaan bersih.

8. *Saya / Kami sedar bahawa pihak Majlis bergantung kepada akuan saya ini dan saya boleh apabila disabitkan tindakan di bawah Akta Jalan, Parit Dan Bangunan 1974 (Akta 133) dan *Saya / Kami membuat Surat Akuan ini dengan kepercayaan bahawa akuan ini adalah **BENAR**, serta menurut kuasa peruntukan Akta Berkanun 1960.

Diperbuat dan dengan sebenar-benarnya diakui oleh yang tersebut namanya di atas iaitu ;
(Nama) TAKA PATISSERIES GROUP(M) SDN BHD
(KHIU FU SIANG / LIEW RUI WEN / LEONG KIA CHUN)

Di (alamat 2ND JALAN JELATEK, JELATEK, KUALA LUMPUR, WILAYAH PERSEKUTUAN)

dalam Negeri SELANGOR
Seksyen

pada 4 haribulan APRIL tahun 2024)

* (Potong mana yang tidak berkenaan)

[Handwritten signatures]

KHIU FU SIANG, LIEW RUI WEN, LEONG KIA CHUN
Di hadapan saya

[Handwritten signature]

* Pesuruhjaya Sumpah / Majistret / Hakim Mahkamah



ROS MAWARTI & HASLINDA
20-1, Jalan Puteri 2A/2,
Bandar Puteri Bangi,
43000 Kajang Selangor.



MAJLIS BANDARAYA SUBANG JAYA

Persiaran Perpaduan USJ 5, 47610 UEP Subang Jaya,
Selangor Darul Ehsan.
Tel: +603-80263131 (Ext : 3286/4316/3277)
Pejabat Cawangan Puchong : +603-80651467
Pejabat Cawangan Serdang : +603-89481269
Web: <https://www.mbsj.gov.my>



- Bayaran Secara FPX di portal www.mbsj.gov.my
- Akaun Semasa atau Akaun Simpanan (Korporat & individu)
- Mudah, Pantas dan tepat

BIL CUKAI TAKSIRAN JAN - JUN 2024

Nama

RSB EQUITY SDN BHD

Tarikh Bill : 01/01/2024

No Akaun : **0502010320079500**

Nilai Tahunan : RM 33,600.00

Alamat : NO. 44 JALAN SS15/4D

Kadar : 8%

Harta :

47500 SUBANG JAYA, SELANGOR
DARUL EHSAN

Cukai Setahun : RM 2,688.00

No. Lot /

8202 /

Hakmilik :



0502010320079500



Pembayaran Bil MBSJ Secara "Online"

Mudah, cepat dan tidak perlu datang ke MBSJ



Bayar Bil dan Cukai di
ezy.mbsj.gov.my

Sila imbas QR untuk bayar
cukai dan mendaftar sebagai
ahli My@MBSJ.

MBSJ akan melaksanakan e-
Billing 2021.

My QR code

Sebarang pertanyaan bil, sila
e-mel ke:

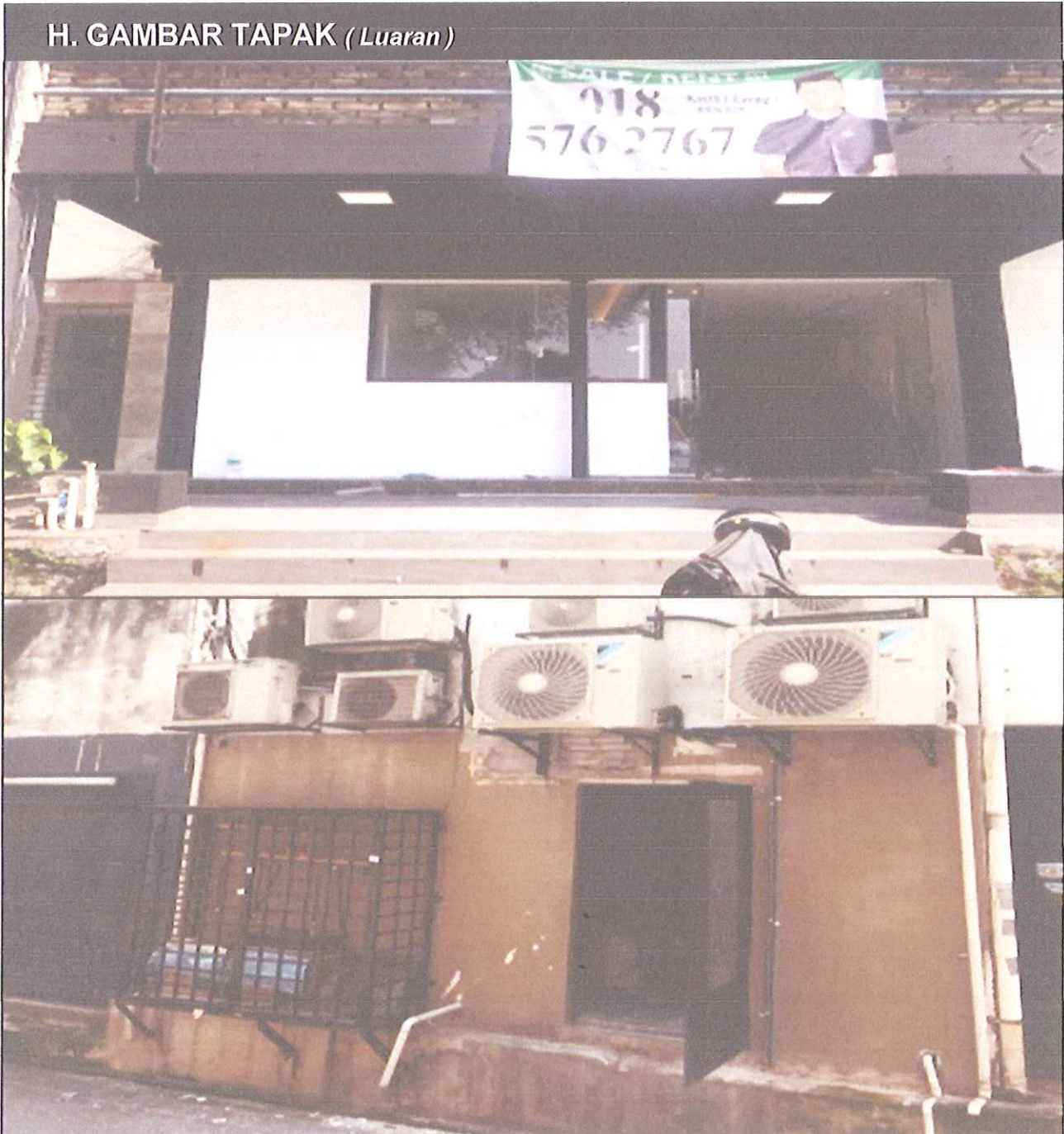
hasil@mps.gov.my

Butiran Bayaran

Cukai Semasa	:RM	1,344.00
Tunggakan Cukai	:RM	0.00
FI Notis	:RM	0.00
Tunggakan FI Notis	:RM	0.00
Waran	:RM	0.00
Kos Bersih/Perobohan/Guaman	:RM	0.00
Jumlah	:RM	1,344.00

INI ADALAH CETAKAN KOMPUTER

H. GAMBAR TAPAK (Luaran)



SURAT PERAKUAN DAN PENGESAHAN PENYERAHAN DOKUMEN

SayaAR NAZARUDIN MASAT..... dari710920-01-6387..... dengan ini memperakui dan mengesahkan bahawa gambar-gambar di lampiran diambil di lokasi pada ...28/2/2024... dan telah dicetak melalui komputer di dalam perjalanan penggunaannya yang biasa. Saya belum / telah memulakan kerja-kerja di premis tersebut.



(Handwritten signature)

.....
Ar. Nazarudin Masat
ARKITEK
 No. Pendaftaran LAM: A/N 118

Cop & Tandatangan Perunding/Pemohon

*Potong yang tidak berkenaan

I. GAMBAR TAPAK (Dalaman)



SURAT PERAKUAN DAN PENGESAHAN PENYERAHAN DOKUMEN

Saya AR NAZARUDIN MASAT dari 710920-01-6387 dengan ini memperakui dan mengesahkan bahawa gambar-gambar di lampiran diambil di lokasi pada 28/2/2024 dan telah dicetak melalui komputer di dalam perjalanan penggunaannya yang biasa. Saya belum / telah memulakan kerja-kerja di premis tersebut.



Ar. Nazarudin Masat
ARKITEK
 No. Pendaftaran LAM: A/N 118

Cop & Tandatangan Perunding/Pemohon

*Potong yang tidak berkenaan



SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA



COMPANIES ACT 2016

(ACT 777)

**CERTIFICATE OF INCORPORATION
OF PRIVATE COMPANY**

This is to certify that

TAKA PATISSERIE GROUP (M) SDN. BHD.
202301025174 (1519097-U)

is, on and from the 04th day of July 2023, incorporated under the Companies Act 2016, and that the company is a company limited by shares and that the company is a private company.

Dated at KUALA LUMPUR this 13th day of July 2023.

DATUK NOR AZIMAH ABDUL AZIZ
REGISTRAR OF COMPANIES
MALAYSIA



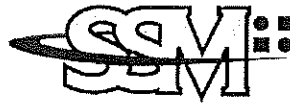


Although all efforts has been carried out to ensure that the information provided is accurate and up to date, the Registrar of Companies will not be liable for any losses arising from any inaccurate or omitted information

CORPORATE INFORMATION

Name : TAKA PATISSERIE GROUP (M) SDN. BHD.
Last Old Name : Nil
Date of Change : Nil
Company Number : 202301025174 (1519097-U)
Incorporation Date : 04-07-2023
Registration Date : Nil
Type : LIMITED BY SHARES
: PRIVATE LIMITED
Status : EXISTING
Registered Address : BLOCK 4803, UNIT 03, 1ST FLOOR (4803-1B-03)
CBD PERDANA 1, PERSIARAN FLORA
OFF PERSIARAN MULTIMEDIA
CYBERJAYA
SELANGOR
Postcode : 63000
Origin : MALAYSIA
Business Address : 2ND JLN JELATEK,
JELATEK,
KUALA LUMPUR
WILAYAH PERSEKUTUAN
Postcode : 54200
Nature of Business : OTHER FOOD SERVICE ACTIVITIES;EVENT/FOOD CATERERS





SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

SUMMARY OF SHARE CAPITAL

Name : TAKA PATISSERIE GROUP (M) SDN. BHD.
Registration No. : 202301025174 (1519097-U)

TOTAL ISSUED (RM)	CASH	OTHERWISE THAN CASH
100,100.00		
ORDINARY	100,100	0
PREFERENCE	0	0
OTHERS	0	0





SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

DIRECTORS/OFFICERS

Name : TAKA PATISSERIE GROUP (M) SDN. BHD.
Registration No. : 202301025174 (1519097-U)

Name/Address	IC/Passport	Designation	Date of Appointment
LIEW RUI WEN 4A-8-2 JALAN MERDANG TANDUK PUSAT BANDARAYA BANGSAR 59100 KUALA LUMPUR WILAYAH PERSEKUTUAN	880828-35-5230	DIRECTOR	04-07-2023
LEONG KIA CHUN SL 55 NO. 220 LOT 1898 LORONG 5 TABUAN TRANQUILITY PHASE 2 OFF JALAN CANNA 93350 KUCHING SARAWAK	890328-13-5935	DIRECTOR	04-07-2023
KHIU FU SIANG NO. 449 JALAN NILAI 3/10 71800 NILAI NEGERI SEMBILAN	811219-01-5733	DIRECTOR	04-07-2023
ROZIAH BINTI ABDUL RASHID NO, 22, JALAN 1/13 FASA 7 BANDAR TASIK KESUMA 43700 BERANANG SELANGOR	691001-10-5054	SECRETARY	04-07-2023





SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

SHAREHOLDERS/MEMBERS

Name : TAKA PATISSERIE GROUP (M) SDN. BHD.
Registration No. : 202301025174 (1519097-U)

IC/Passport/ Registration No.	Name	Total of Share
811219-01-5733	KHIU FU SIANG	29,029
880828-35-5230	LIEW RUI WEN	20,020
202201033542 (1479239-H)	TAKA GROUP SDN. BHD.	50,949
201601020636 (1191574-M)	TAKA PATISSERIE SDN. BHD.	102





SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

COMPANY CHARGES

Name : TAKA PATISSERIE GROUP (M) SDN. BHD.
Registration No. : 202301025174 (1519097-U)

NO INFORMATION



UserID: rosamira

Date: Tue Oct 03 11:25:33 2023

Printing Date: 03-10-2023

This company information is computer generated from SSM e-Info Services as at 03-10-2023 11:25:33

MENARA SSM@SENTRAL, NO. 7 JALAN STESEN SENTRAL 5, KUALA LUMPUR SENTRAL, 50470 KUALA LUMPUR.

Tel: 03-2299 4400 Fax: 03-2299 4411



SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

SUMMARY OF FINANCIAL INFORMATION

Name : TAKA PATISSERIE GROUP (M) SDN. BHD.
Registration No. : 202301025174 (1519097-U)
Auditor : N/A
Auditor Address : N/A

Exempt Private Company : N/A

Financial year end : N/A
Unqualified reports (Y/N) : N/A
Consolidated accounts (Y/N) : N/A
Date of tabling : N/A

BALANCE SHEET ITEMS

Non-current assets : N/A
Current assets : N/A
Non-current liabilities : N/A
Current liabilities : N/A
Share capital : N/A
Reserves : N/A
Retained Earning : N/A
Minority interests :

INCOME STATEMENT ITEMS

Revenue : N/A
Profit/(loss) before tax : N/A
Profit/(loss) after tax : N/A
Net dividend : N/A
Minority interests : N/A

****END OF REPORT****

This information are from the company's document registered as at 02-10-2023

Registrar of Companies

Dated : 03-10-2023

This is computer generated document. No signature is required.



UserID: rosamira

Date: Tue Oct 03 11:25:33 2023

Printing Date: 03-10-2023

This company information is computer generated from SSM e-Info Services as at 03-10-2023 11:25:33

MEWARA SSM@SENTRAL, NO. 7 JALAN STESEN SENTRAL 5, KUALA LUMPUR SENTRAL, 50470 KUALA LUMPUR.

Tel: 03-2299 4400 Fax: 03-2299 4411

J. SYARAT-SYARAT KELULUSAN PERMIT

DINDING SESEKAT & PECAHAN DINDING

1. Buku panduan ini menetapkan garis panduan dan lakaran bagi keperluan asas yang menentukan kerja-kerja kecil pengubahsuaian bangunan.
2. Keluasan yang dibenarkan untuk permohonan pelan setara ini **tidak melebihi 300 meter persegi / 3000 kaki persegi** pembinaan. Bagi keluasan yang melebihi syarat tersebut, permohonan pelan bangunan seperti biasa perlu dikemukakan oleh arkitek.
3. Pemilik premis dikehendaki melantik Arkitek / Pelukis Pelan Berdaftar bagi mengemukakan permohonan pelan setara untuk pertimbangan MBSJ.
4. Permohonan ini **tidak melibatkan** ubahsuaian bagi permohonan **bajet hotel / asrama** yang mana melibatkan ulasan dan sokongan dari jabatan teknikal yang berkaitan seperti Jabatan Perancangan Bandar (K.M) dan Surat Kelulusan **JBPM**
5. Perunding dikehendaki mengemukakan dokumen-dokumen seperti yang dinyatakan di senarai semak permohonan pelan setara.
6. Penyewa perlu mendapatkan kebenaran dari pemilik bangunan / JMB / MC.
7. Kerja-kerja pembinaan hanya boleh dimulakan setelah mendapat kelulusan dari pihak MBSJ. Kegagalan mematuhi arahan ini boleh dikenakan tindakan undang-undang seperti di dalam peruntukan Akta Jalan, Parit dan Bangunan 133, Seksyen 70.
8. Kelulusan ini adalah sementara dan sah untuk tempoh 1 tahun sahaja.
9. Pembinaan perlu mematuhi syarat-syarat dan keperluan kebombaian.
10. MPSJ memberi kelonggaran rekabentuk binaan yang akan dibina berpandukan pelan lakaran yang disediakan dengan syarat Perunding perlu memastikan pembinaan hendaklah mematuhi garis panduan Undang-Undang Kecil Bangunan Seragam 1984.
11. Pihak Majlis tidak akan dipertanggungjawabkan ke atas segala tuntutan, dakwaan atau tindakan yang diakibatkan dari pembinaan kerja-kerja ubahsuaian berkenaan.
12. Perunding/Pemilik/Penyewa boleh melakar sendiri melalui pelan kosong (Pelan Lakar 1.9/2.9) yang telah disediakan.(Bergantung kepada keluasan binaan)
13. Denda 1 kali gandaan proses pelan bagi binaan yang telah siap dibina.
14. Bayaran Permit RM100 dibayar setiap tahun semasa pembaharuan permit.
15. Binaan sekatan dalaman hendaklah dari bahan yang tidak mudah terbakar seperti 'gypsum board', aluminium dan kaca.
16. Keluasan minima setiap ruang / bilik perlulah tidak kurang dari 6.5m² / 70kp.
17. Bagi permohonan **tadika / pusat tuisyen/ pusat latihan** perlu mendapatkan surat kelulusan **Kebenaran Merancang** dan **Surat Kelulusan JBPM**

Kerja-kerja melebihi 1,000" kaki persegi

1. Pemilik / penyewa hendaklah melantik Jurutera Perunding Awam bertauliah bagi kerja-kerja pecahan dinding pemisah (partywall) dan memperakui keselamatan dan kestabilan struktur sediaada.

Kerja-kerja kurang 1,000" kaki persegi

1. Pemilik / penyewa dibenarkan tidak menggunakan khidmat Perunding Bertauliah atau Pelukis Pelan Berdaftar untuk membuat permohonan.
2. Pemilik / penyewa perlu mengemukakan Surat

2. Perunding boleh melakar melalui pelan kosong (Pelan Lakar 1.9 / 2.9) yang telah disediakan.(Bergantung kepada keluasan binaan)	<p>Akujanji tanggungjawab yang disahkan oleh Pesuruhjaya Sumpah terhadap lakaran struktur yang dipohon.</p> <p>3. Pemilik / penyewa boleh guna Pelan Lakar yang telah disediakan atau melakar melalui pelan kosong (Pelan Lakar 1.9 / 2.9) yang telah disediakan. (Bergantung kepada keluasan binaan)</p>
'RAMP'	
<p>1. Surat kelulusan serta bil bayaran bagi permohonan penyewaan Tempat Letak Kenderaan dari Jabatan Perbendaharaan MBSJ.</p> <p>2. Pembinaan hendaklah berada dalam lot sempadan sahaja.</p>	
'AWNING' & PENUTUP LONGKANG	
<p>1. Pembinaan hendaklah berada dalam lot sempadan sahaja.</p> <p>2. Jarak unjuran bumbung bagi 'awning' adalah 5.00" kaki sahaja dari sempadan.</p> <p>3. Jarak pembinaan penutup longkang hendaklah 10.00" kaki antara satu sama lain untuk memudahkan kerja pembersihan.</p>	
TANGGA KEDUA	
<p>1. Permohonan ini DIBENARKAN untuk ubahsuai bagi permohonan bajet hotel / pusat tuisyen / asrama/ tadika yang mana melibatkan ulasan dan sokongan dari jabatan teknikal yang berkaitan seperti Jabatan Perancangan Bandar (K.M) dan Surat Kelulusan JBPM</p>	

PERHATIAN

- i. Sila jelaskan bil bayaran proses pelan seperti yang tertera di m/s 2 ruangan 'D'.
- ii. Sila kembalikan salinan bil bayaran yang telah dijelaskan untuk tindakan selanjutnya.

K. UNTUK KEGUNAAN PEJABAT

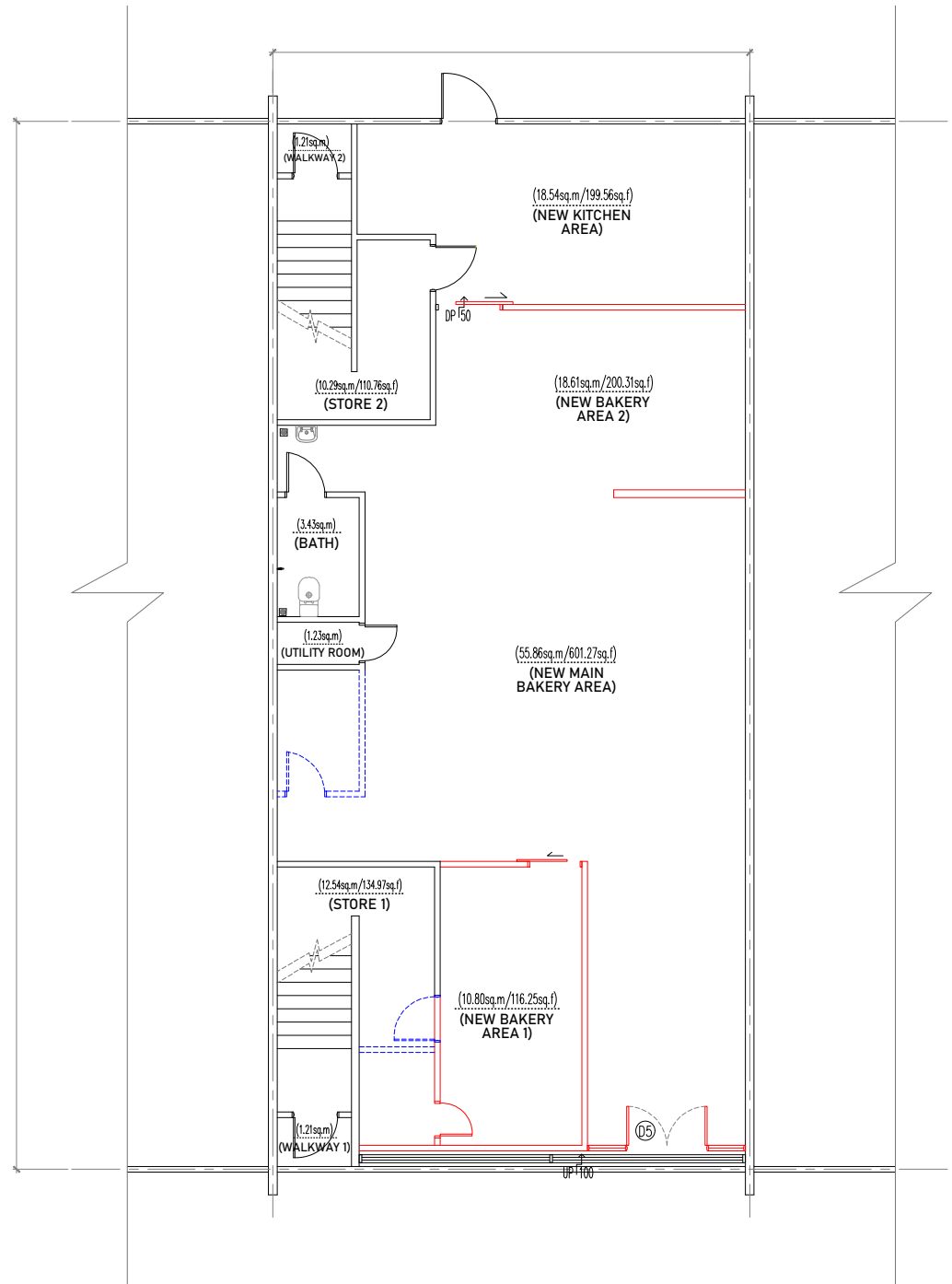
	Semakan Pertama		Semakan Kedua		Disahkan oleh		
Disemak Oleh							
Tarikh							
Keputusan	Mematuhi	Tidak Mematuhi	Mematuhi	Tidak Mematuhi	Tolak	Tanggung	Lulus

SILA NYATAKAN

- JENIS PERNIAGAAN : KEK DAN BAKERI
- SINKI DILENGKAPI DENGAN 'GREASE TRAP' DAN DISAMBUNG TERUS KE 'MANHOLE' SEDIADA. (YA / TIDAK)
- SALURAN 'SPOT PIPE' PENGHAWA DINGIN DIALIRKAN TERUS KE LONGKANG (YA / TIDAK)

KEHENDAK-KEHENDAK AM MBSJ

- PEMOHON / PEMILIK ADALAH BERTANGGUNGJAWAB SEPENUHNYA KEATAS KESTABILAN DAN KEKUKUHAN SEMUA STRUKTUR YANG DIBINA. [PIHAK MBSJ TIDAK AKAN BERTANGGUNGJAWAB KE ATAS SEGALA TUNTUTAN, DAKWAAN ATAU TINDAKAN YANG DIAKIBATKAN DARI PEMBINAAN KERJA-KERJA TAMBAHAN / PINDAAN INI.
- PIHAK MBSJ BERHAK MEMBATALKAN KELULUSAN PERMIT SEMENTARA SEKIRANYA PEMOHON GAGAL MEMATUHI SYARAT-SYARAT YANG DINYATAKAN.
- SEMUA PELAN LAKAR DAN SPESIFIKASI DI DALAM BUKU PANDUAN INI TIDAK BOLEH DIUBAH ATAU DIPINDA DALAM SEGALA BENTUK SEKALIPUN. KEGAGALAN MEMATUHI KEHENDAK INI AKAN MENYEBABKAN PERMOHONAN DITOLAK.
- KERJA KERJA PEMBINAAN HANYA BOLEH DIMULAKAN SETELAH MENDAPAT KELULUSAN DARI PIHAK MAJLIS BANDARAYA SUBANG JAYA. KEGAGALAN MEMATUHI ARAHAN INI BOLEH DIKENAKAN TINDAKAN UNDANG-UNDANG SEPERTI DI DALAM PERUNTUKAN AKTA JALAN, PARIT DAN BANGUNAN 1974 (AKTA 133) SEKSYEN 70 SEPERTI BERIKUT :-
 - SEKSYEN 70 (27)(d)(e) AKTA JALAN, PARIT DAN BANGUNAN 1974 (AKTA 133) SEKIRANYA :-
 - DIDAPATI MEMBUAT ATAU MENGHASILKAN ATAU MENYEBABKAN APA-APA PENGISYIHARAN, PERAKUAN, PERMOHONAN ATAU REPRESENTASI PALSU ATAU FRAUD APA-APA BORANG, YANG DITETAPKAN DALAM MANA-MANA UNDANG-UNDANG KECIL YANG DIBUAT DI BAWAH AKTA INI ;
 - MENGGUNAKAN APA-APA PENGISYIHARAN, PERAKUAN, PERMOHONAN ATAU REPRESENTASI PALSU, DIPINDA ATAU LANCUNG, APA-APA BORANG YANG DITETAPKAN DALAM MANA-MANA UNDANG-UNDANG KECIL YANG DIBUAT DI BAWAH AKTA DENGAN MENGETAHUI BAWAH REPRESENTASI ITU TELAH DIPALSUKAN, DIPINDA ATAU DILANCUNGAN ;
 DIMANA TUAN BOLEH DISABITKAN DENDA TIDAK MELEBIHI RM250,000.00 ATAU PENJARA SELAMA TEMPOH 10 TAHUN ATAU KEDUA DUANYA.



	NEW GYPSUM BOARD PARTITION
<input checked="" type="checkbox"/>	NEW GLASS PANEL PARTITION
<input checked="" type="checkbox"/>	NEW HALF BRICKWALL PARTITION

*SILA TANDAKAN PADA YANG BERKAITAN

KEHENDAK-KEHENDAK AM JBPM:-

- SEMUA PENDAWAIAN LEMBUHAN HENDAKLAH DIPASANG DI DALAM KONDUIT LOGAM DI DALAM SIMEN. PEMASANGANNYA HENDAKLAH MEMATUHI SYARAT-SYARAT PENENTUAN I.E.E EDISI TERBARU.
- PENGGUNAAN SILING BANGUNAN HENDAKLAH MENEPATI KEHENDAK-KEHENDAK UBBL 1984 JADUAL KELAPAN.
- ADAKAN LAMPU TANDA 'KELUAR' KECEMASAN YANG MENGGUNAKAN DUA KUASA KARAN SEPERTIMANA YANG DITANDAKAN DI DALAM PELAN. LAMPU-LAMPU TERSEBUT HENDAKLAH DARI JENIS YANG DIBENARKAN OLEH JABATAN BOMBA DAN PENYELAMAT MALAYSIA.
- ADAKAN LAMPU KECEMASAN YANG MENGGUNAKAN DUA KUASA KARAN SEPERTIMANA YANG DITANDAKAN DI DALAM PELAN. LAMPU-LAMPU TERSEBUT HENDAKLAH DARI JENIS YANG DIBENARKAN OLEH JABATAN BOMBA DAN PENYELAMAT MALAYSIA.
- SEMUA DINDING PEMBAGI DALAMAN HENDAKLAH DARI JENIS RINTANGAN API 1 ATAU 2 JAM DAN DARI JENIS YANG DIBENARKAN OLEH JABATAN BOMBA DAN PENYELAMAT.
- SEMUA TANGGA KESELAMATAN YANG ADA HENDAKLAH DIKEPUNG DENGAN TEBOK BATU SETEBAL 115MM
- ADAKAN PINTU RINTANGAN API SATU JAM SEPERTIMANA YANG DITANDAKAN DI DALAM PELAN.
- (i) ADAKAN 4.5KG / 9KG ABC ALAT PEMADAM API JENIS DEBU KERING SEPERTI YANG DITANDAKAN DI DALAM PELAN.
(ii) ADAKAN 2.7KG CO2 ALAT PEMADAM API JENIS GAS SEPERTI YANG DITANDAKAN DI DALAM PELAN.

PERINGATAN

- SEGALA SYARAT-SYARAT YANG DIKEMUKAKAN ADALAH TERTAKLUK KEPADA REKABENTUK DAN KEGUNAAN BANGUNAN TERSEBUT. SEKIRANYA TERDAPAT SEBARANG PERUBAHAN YANG DILAKUKAN KE ATAS REKABENTUK ATAU KEGUNAANNYA SEPERTI YANG DICATATKAN DI ATAS PELAN MAKA HENDAKLAH DIRUJUK OLEH JABATAN PERKHIDMATAN BOMBA MALAYSIA.
- SEGALA PEMILIHAN BAHAN DAN PENGGUNAANNYA YANG BERKAITAN DENGAN KESELAMATAN KEBAKARAN BAGI PROJEK CADANGAN SERTA SISTEM PENCEGAHAN KEBAKARAN HENDAKLAH MEMATUHI UBBL 1984 DAN PERATURAN-PERATURAN YANG DITERIMA SAHAJA DAN YANG DIBENARKAN OLEH JABATAN PERKHIDMATAN BOMBA MALAYSIA.
- BAGI SEMUA KILANG PERINDUSTRIAN RINGAN, GUDANG, SETOR, DAN KEDAI YANG TERLIBAT DI DALAM PEMROSESAN, PENGILANGAN, PENYIMPANAN, PENGIRAAN DAN PENJUALAN BAHAN-BAHAN YANG MENDATANGKAN KEMERBAHAYAAN LUAR BIASA HENDAKLAH MENGENALKAN BUTIRAN LENGKAP BERHUBUNG DENGAN KANDUNGAN, SIFAT-SIFAT SEMULAJADI, KUANTITI DAN CARA BERTINDAK.

PELAN LAKAR 1.1

TAJUK

CADANGAN MEMBINA DINDING SESEKAT (PARTITION) BAGI KEDAI PEJABAT/RUMAH KEDAI/KILANG TERES BAGI LOT TENGAH DI NO. 44-G, PT 4021, JALAN SS15/4D, TAMAN / BANDAR SS15, SUBANG JAYA, MUKIM DAMANSARA / PETALING, DAERAH PETALING, SELANGOR DARUL EHSAN.

UNTUK : TAKA PATISSERIE GROUP (M) SDN BHD

PEMILIK / PENYEWAWA BANGUNAN

TANDATANAN :

NAMA : KHUI FU SIANG

ALAMAT : NO.449 JALAN NILAI 3/10, 71800 NILAI, NEGERI SEMBILAN, MALAYSIA.

NO. KP / PEN. SYARIKAT : 811219-01-5733

"Saya / Kami bersetuju untuk mematuhi pelan bangunan yang diluluskan. Dengan ini saya / kami bersetuju untuk dikenakan tindakan undang-undang yang berkaitan dengannya jika gagal mematuhihny"

ARKITEK / PELUKIS PELAN BERDAFTAR

**LEMBAGA
ARKITEK
MALAYSIA**

Ar. Nazarudin Masat
ARKITEK
No. Pendaftaran LAM: **A/N 118**

"Saya memperakui bahawa detail dalam ini adalah menuruti kehendak undang-undang kecil bangunan 1984 dan saya setuju menerima tanggungjawab penuh dengan sewajarnya".

MAJLIS BANDARAYA SUBANG JAYA

PERINGATAN

- PELAN LAKAR INI TIDAK BOLEH DIPINDA / UBAH.
- PELAN LAKAR ASAL HENDAKLAH DIKEMUKAKAN UNTUK KELULUSAN.

PELAN TINGKAT : TINGKAT BAWAH
N.T.S