



BG 229275

RENT DEED

This **Rent Deed** is executed at **Baramulla** on **2nd day of March-2017**; BETWEEN:-
Mohammad Amin Kantroo Son of Late Haji Ali Joo Kantroo
Resident of Naseem Bagh / Kanli Bagh Baramulla, (hereinafter referred to as the "**LANDLORD**").

AND

Shabir Ahmad Potoo Son of Late Gh. Mohammad Potoo Resident of Hanfia Colony Arampora, Tehsil: Sopore & District Baramulla, (hereinafter referred to as "**TENANT**").

Whereas the landlord is the absolute lawful owner of the shopping complex namely "**BIN ALI**" situated at **Park Road opposite Masjid Rashad Baramulla** and has decided and rented out **Seven shops total measuring 18.3 x 65.1 feet in the third floor facing towards southern side on yearly rent of Rs.70000/- (Rupees Seventy Thousand only)** and the Tenant has occupied the physical possession of the said shops for running his legal business w.e.f **1st day of April-2016** for a period of five years wef 01/04/2016. (Copy of site plan issued by the Municipal council authorities Baramulla is annexed herewith)

Whereas the parties to this deed have decided to set forth the conditions in black and white to avoid any further dispute.

NOW THIS RENT DEED WITNESSES AS UNDER;-

1. That in consideration of the rent herein reserved for and of the covenants on the part of the Tenant, hereinafter contained the landlord's demise in to Tenant, shop in the third floor situated in shopping complex namely "**BIN ALI**" situated at **Park Road opposite Masjid Rashad Baramulla** for the period of **05 years** paying during the said period on yearly rent of **Rs.70000/=** clear of all deductions w.e.f **1st day of April-2016**.

Sub-Registrar (Munro) Baranulla

Present: Sajid Ahmad
This Rent Deed was presented before me today on 02/03/2017 at 11:40 AM for registration by one party who are identified by Sajid Ahmad Mala No. 141, Dader Mala R/o: Mala Napanpore Baranulla (Sopore)

The parties admit the content and amount of the Rent Deed. It is charged with Rs. 500/- per annum. Rent of Rs. 05/- (Five) is charged for the Rent Deed No. 6932.224 dated 02/03/2017. The Rent Deed is registered by the Sub-Registrar, Baranulla, after the payment of the Rent Deed fee of Rs. 100/-.

DISTRICT MURUMU
8 FEB 2017
SUB-REGISTRAR
BARANULLA

MURUMU
SUB-REGISTRAR
BARANULLA

Landlord/Shopowner

to

Tenant

53 366 69 32224
2 3/17

02/04/17

Signature

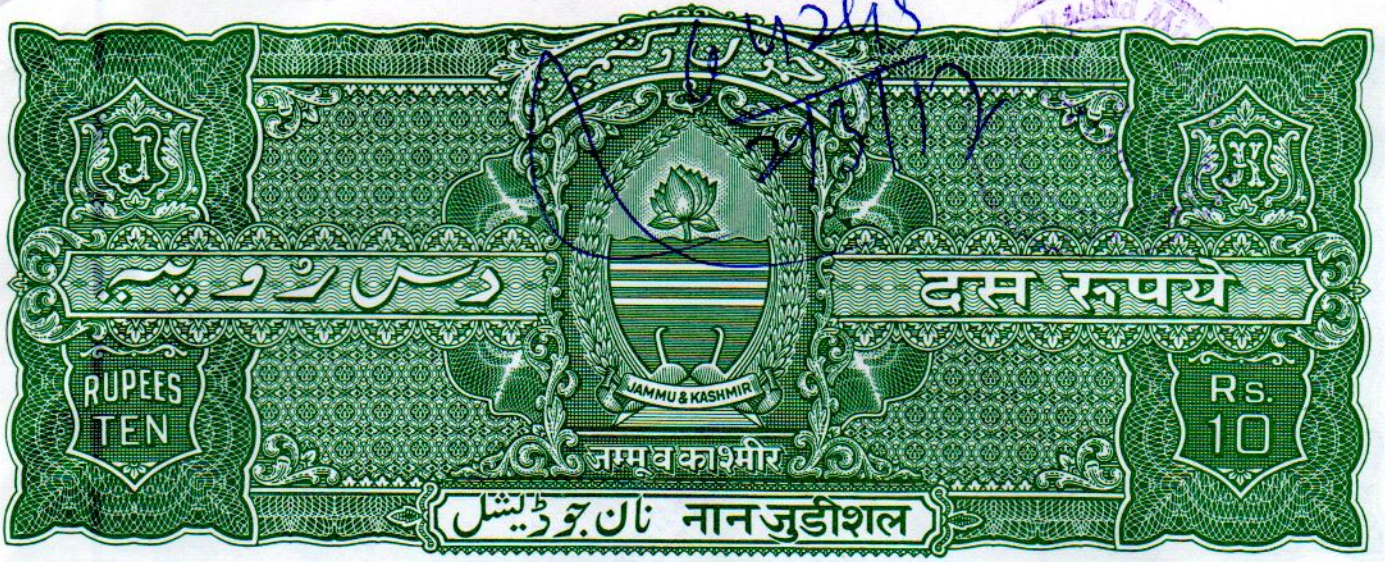
Signature



BG 22927 Page-2nd-

2. That this Rent Deed is valid for a period of 05 years and after expiry of said period this Rent Deed will be renewed with the consent of the parties and the rent will be enhanced @1% after every year.
3. That the Tenant hereby covenants with the Landlord to pay the rent hereby reserved in the manner aforesaid without any deduction on the 1st day of April of every year.
4. That the Tenant shall pay during the said period all rates, taxes, outgoings whatever which are now charged or imposed upon or tabled in respect of the demised premises which includes water and electricity Tax with the exception of the Landlord's property tax.
5. That the Tenant shall also during the said period keep all the said premises in good and tenantable repairs.
6. That the Tenant shall not without the consent in writing of the Landlord make any alteration or additions to the demised premises or to cut, maim or damage nor allow to be cut maimed or damage any of the walls or portion of the demised premises.
7. That the tenant shall have the right to sublet the said premises but the priority will be given to the landlord and in case landlord is not interested the tenant shall have right to sublet the said shops to the third party.
8. That in case any natural disaster/fire/damage o the said complex, land is responsible to rebuilt the complex/premises and after rebuilt the same, tenant will take the possession of his shop.
9. That the Tenant shall use and occupy the demised premises as a business place and for not illegal purposes.
10. That the Tenant shall not do anything in the premises which may become a nuisance or cause annoyance or inconvenience to the Landlord or the occupiers of the other shop.
11. That the Tenant shall permit his Landlord or his agent at any time during the

Contd. Page-3rd-



BG 229277 Page-3rd.

said period to enter the said premises during the said term in responsible hours in the day time to view the state of repairs and conditions thereof.

12. That the Tenant shall be liable to pay an amount of Rs100/- for each days delay in case the agreed rent is not paid on the stipulated date mentioned in para no.1st to this deed.
13. That the Tenant shall not fix more than one advertising hoarding and the one fixed shall be of reasonable size, the fixtures in the shape of shelves wall units and other immovable fixtures fixed by the Tenant during the tenancy period shall not be removed by the Tenant at the time of the vacation of the shop.
14. That the shop will not be considered as mortgage by any bank or financial institution.

In witness whereof the parties have put their signatures unto this Deed in presence of witnesses on the day and date mentioned above. This document consists three pages and the photographs of the parties are affixed on this document.

Witnesses:

LANDLORD

1/ Sajad Ahmad Malla
S/o Gh. Qadir Malla
R/o Malapora Sopore

Mohammad Amin Kantroo

2/ Haris Nazir Dar
S/o Nazir Ahmad Dar
R/o Takiyabal Sopore

TENANT

Shabir Ahmad Potoo

Drafted by:

Samim Maqsood
Advocate
Distt & Sessions Court Bla.

Sno:- 02

Dated:- 21/3/17