

RENT AGREEMENT

This Rent Agreement is executed at Srinagar on this 4th Day of November, 2023 by and between:

1. Chairman Auqaf Committee, Chandhara, Tehsil Pampore District Pulwama, J&K.

[(Hereinafter called the "Landlord" of the Property), which expression shall mean and include his heirs, administrators, legal representatives' executor and assignee of the One Part]

AND

2. **Umar Bashir Shah**, S/o Bashir Ahmad Shah R/o Chandhara Tehsil Pampore District Pulwama, J&K.

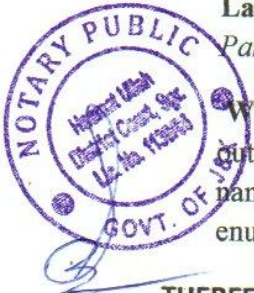
[(Hereinafter collectively referred to as the "Tenant") which expression shall unless repugnant to its meaning or context shall mean and include his successors, legal representatives, administrators and assignees of the other part.]

Whereas, The above mentioned Landlord is the sole owner of a **Shop 20x25 with a Land Appurtenant thereto** situated at Chandhara Near Govt High School Chandhara, Pampore.

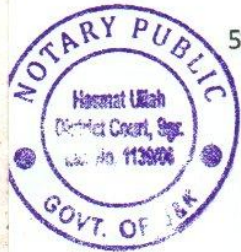
Whereas, on the request of the above mentioned Tenant the Landlord hereby agrees to Let-out the above mentioned property to the tenant for running his business Institute under the name and style **M/s NSC IT STUDY INSTITUTE** subject to the terms and conditions as enumerated herein in this agreement.

THEREFORE RENT AGREEMENT WITNESSETH AS UNDER,

1. That the above said rented premises have been rented by the Landlord to the Tenant on an agreed monthly rent of **Rs.3000/- (Rupees Three Thousand only)**
2. That the Rent agreement shall take effect from 4th November 2023 for a period of **three years** and the rent period shall be extended for further period with the mutual consent of the parties.
2. That the tenant shall be bound to pay the above said monthly rent towards the landlord after expiry of every succeeding calendar month against proper receipt without any delay, That the tenant shall be liable for payment of electric fee and other taxes or cesses over his business.
- That the Tenant shall not carry out any kind of illegal or unlawful activity in the said rented premises during the tenancy period and tenant shall not store any dangerous, inflammable and explosive material in the said house.



Identified by
had Mohr-u-din
Advocates
J&K High Court



- 4 That the Landlord shall not cause any sort of interference in day to day business of the Tenant. However, he shall reserve the right to enter in the rented premises occasionally for examining position and the state of the rented premises or his relatives as agreed by the parties to this agreement.
- 5 That the Tenant shall not sub-let, assign or otherwise part with the possession in part or whole of the rented premises in favor of any other person.

IN WITNESS WHEREOF, both the parties have extended their respective hands to subscribe their signatures unto this document in presence of the following witnesses on the date given hereinabove

WITNESSES

WITNESS
Mushtaq An Shah
No. Beshir Ahmad Shah
Chandhary

WITNESS
1. Abdul Hussain Wani
2. No. Abdul Hamid Wani
Chandhary

EXECUTANT
LANDLORD

EXECUTANT
TENANT

Certified that the statement declared
on oath before me at Srinagar on this
day of 4th November 2023
by Umar Bishir Shah
who is identified by Yusuf Mohiuddin

Hashmat Ullah
NOTARY PUBLIC



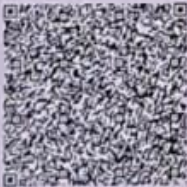
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jammu and Kashmir

e-Stamp

Certificate No. : IN-JK62689698936499V
Certificate Issued Date : 07-Nov-2023 04:24 PM
Account Reference : NEWIMPACC (SV)/ jk12542304/ SRINAGAR/ JK-SN
Unique Doc. Reference : SUBIN-JKJK1254230416439021902250V
Purchased by : UMAR BASHIR SHAH
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : UMAR BASHIR SHAH
Second Party : Not Applicable
Stamp Duty Paid By : UMAR BASHIR SHAH
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

IN-JK62689698936499V

RD 0019796129

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.ahcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.