



LEASE DEED

THIS DEED OF LEASE IS EXECUTED at Anantnag on this the 29th day of October 2020 between

ALTAF HUSSAIN DALAL

S/O: GHULAM MOHD. DALAL

R/O: NEW COLONY HAZRATBAL PAYEEN, ANANTNAG

(Herein after referred to as lessor which term shall include his representatives and assigns)

AND

M/S D.S.HEALTHCARE, ANANTNAG through partners

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1. **JUNAID ALTAF DALAL S/O ALTAF HUSSAIN DALAL R/O NEW COLONY HAZRATBAL ANANTNAG**
 2. **ZAID ALTAF DALAL S/O ALTAF HUSSAIN DALAL R/O NEW COLONY HAZRATBAL ANANTNAG**
 3. **AMAL SARFARAZ (Minor) D/O: JAN SARFARAZ NAWAZ through her mother UZMA ALTAF DALAL D/O ALTAF HUSSAIN DALAL R/O NEW COLONY HAZRATBAL ANANTNAG**

(Herein after referred to as the lessee's which term shall include their successors in interest)

WHEREAS, the Lessor is the exclusive owner in possession of land measuring 03 kanals falling under survey no: 1210/123 min, Khewat No: 1196 situated at Bona Dialgam Tehsil Anantnag District Anantnag

WHEREAS, the lessee's have agreed to take a lease of the said land from the lessor for a period of 20 years with effect from 01-10-2020 upon terms and conditions hereinafter mentioned and the deed is witnesseth as follows:

[Signature]
**SUB REGISTRAR
ANANTNAG**

- IN WITNESS WHEREOF, the parties to this deed have put there respective hands unto this deed on the day and date above mentioned

OT:- 29/10/20

SUB REGISTRAR
ANANTNAG

نقل انتخاب جمعیت دانشیاران و تحصیل

کیفیت	مطابق تفریح مال و مراء	بایک از حجت	لکان جو مراد ادا کرتا ہے	تسم	تہذیب	وسایل آپاشی	نام و شہر و مقام احوال	نام مالک احوال	تہذیب	تہذیب

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SUB REGISTRAR
ANANTNAG

Handwritten notes in Urdu script, including dates like ۱۳۰۱ and ۱۳۰۲, and various administrative remarks.

FORM—F. C. 1

RECEIPT FORM

Rectification

RECEIPT FOR PAYMENTS TO GOVERNMENT

Receipt No. 0443858 Place Auga

Dated : 12-02-21

Office/Division SRO Aug-1

Received from Zaid Akhbar

With Letter No. x Dated : x

Rs. 2500/- (Rupees Two thousand

five hundred only)

in cash/by cheque on account of = Rect. fee =

Cashier's Signature

Accountant Designation

Note: 1. This receipt is non-transferable.

2. No application for refund will be entertained without the production of the receipt and its delivery on return of the money of execution of satisfactory bond of indemnity.

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Regd



RECTIFICATION OF LEASE DEED

THIS DEED OF RECTIFICATION IS EXECUTED at Anantnag on this the day of 08 FEBRUARY 2021 between

ALTAF HUSSAIN DALAL

S/O: GHULAM MOHD. DALAL

R/O: NEW COLONY HAZRATBAL PAYEEN, ANANTNAG (Herein after referred to as Lessor which term shall include his representatives and assigns)

AND

D.S.HEALTHCARE, ANANTNAG through partners

1. **JUNAID ALTAF DALAL S/O: ALTAF HUSSAIN DALAL R/O: NEW COLONY HAZRATBAL PAYEEN, ANG.**
2. **ZAID ALTAF DALAL S/O: ALTAF HUSSAIN DALAL R/O: NEW COLONY HAZRATBAL PAYEEN, ANG.**
3. **AMAL SARFARAZ D/O JAN SARFARAZ NAWAZ through her mother UZMA ALTAF DALAL D/O ALTAF HUSSAIN DALAL R/O KAMAD ANANTNAG**

(Herein after referred to as the Lessee's which term shall include their successors in interest)

WHEREAS, the Lessor and the lesse have executed principal lease deed Dated 29 DAY OF OCTOBER 2020 duly registered by Sub-Registrar Anantnag wherein land measuring 3 kanals were leased out to the lessors herein for period of 20 years.

Imam
**SUB REGISTRAR
ANANTNAG**

Junaid Dalal

Zaid

2.2.2021



Whereas the lessees herein had obtained the lease for carrying business in the name of M/S D.S.HEALTHCARE

Whereas due to various factors the partnership firm in the name of M/S D.S.Healthcare has been reconstituted with continuing partners JUNAID ALTAF DALAL AND ZAID ALAF DALAL, whereas the lessor herein and the lessees(1 and 2) as surviving/continuing partners have agreed to make certain other changes to the principal lease deed as some mistake has arisen in the principal deed and some addition and deletion are to be carried out in the said deed in the name of M/S D.S.HEALTHCARE and the same is rectified as follows

- 1) The lease hereby grant on leased property described in the schedule to the lesse for a period of 20 years and the leased property is in the nature of land 3 Kanals falling under survey no:1210/123 min Khewat no:173 and Khata no 1196 and Khewat no written in the principal deed by virtue of typing mistake shall all purpose be khewat no: 173
- 2) That the lessee no 3 namely Amal Sarfaraz (Minor) who is represented by her mother namely Uzma Altaf Shall not from today onwards be deemed as lessee as she has retired from the partnership of the firm by virtue of reconstitution of partnership deed duly registered by Sub Registrar Anantnag on 2nd FEBRUARY 2021, hence deleted from being as lesse of the leased premises
- 3) That the clause no 8 of the principal lease deed shall be deleted and substituted by the following clause : that during the continuance of this lease deed the lessee shall not sub lease or sub let the leased property, however the lessees shall during the continuance of this deed be at liberty and shall have unrestricted rights to mortgage the leasehold rights and any constructed thereon to any bank or financial institution
- 4) That the following additional clause shall be incorporated in the principal lease deed and the same shall be deemed to be part and parcel of the principal lease deed
- 5) That during the continuance of any financial assistance or loan facility on the security of the lease hold rights the lessor binds himself not to terminate the lease for any reason whatsoever and if required shall extend the period of lease till the liquidation of the whole loan amount. Any

Junaid
SUB REGISTRAR
ANANTNAG



request by the bank or financial institution for execution of supplementary lease deed for extending period of lease shall be binding on the lessor.

6) That the lessor and the lessees herein agree that all other terms and conditions in the principal deed shall remain operative same as modifies / amended herein. IN WITNESS WHEREOF parties have set their hands in this supplementary lease deed on the date and place herein above mentioned.

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WITNESS

1. Moid. Ayub Farooq
s/o Gh. Moid-ud-Din Farooq
s/o Moid-ud-Din Farooq
s/o Moid-ud-Din Farooq

15.11.21

1. Moid. Ayub Farooq
s/o Gh. Moid-ud-Din Farooq
s/o Moid-ud-Din Farooq
s/o Moid-ud-Din Farooq

LESSOR

(Signature)

LESSEES

1. Moid-ud-Din Farooq

2. Moid-ud-Din Farooq

15.11.21

Drafted by
18.11.21
18.11.21
18.11.21
18.11.21

SUB REGISTRAR
ANANTNAG



Pre Registration Summary

Date :- 12-02-2021 02:02 pm

Office Name :- SRO Anantnag-I

Token No:- 20210000010598

Appointment :- 12-Feb-2021 Time:- 12:0

Consideration	₹1,20,30,000
Market Value	₹1,20,30,000
Document Execution Date	08-Feb-2021
No. of Pages	3
Total Stamp Duty	₹2,600

Rent and Deposit Details

Registration Date Of Previous Deed	2020-11-18
Registration Fees Paid in Previous deed	2000
Registration Number of Previous Deed	161/161

Property Id: **29311**

Village Name	Bonadialgam, Anantnag, Anantnag
Property Attributes	, Khata Number - 1196, Khewat Number - 173, Khasra Number - 1210/123
Property Description	Land Area of Constructed Property : 3.00 Kanal, Structure Valuation Amount : 0.00 , Constructed Area : 0.00 Square Feet
Area	3.00 Kanal

Party 1	Name/Representative Name-Mr. ALTAF HUSSAIN DALAL, Father Name- GHULAM MOHD DALAL, QASBA BAGHAT Age: 61
Party 2	Name/Representative Name-Mr. ZAID ALTAF, Father Name- ALTAF HUSSAIN DALAL, QASBA BAGHAT Age: 25 Name/Representative Name-Mr. JUNAID ALTAF, Father Name- ALTAF HUSSAIN DALAL, QASBA BAGHAT Age: 31 Name/Representative Name-Ms. AMAL SARFARAZ Through Her Mother Uzma Altaf, Father Name- Sarfaraq Nawaz, Qasba Baghat Age: 27



Witness Information	Full Name-Mr. Mohb Ayoub Parray ,Age:50, Aadhar Card:*****6640, Address:Watwrigam, Watwrigam, Anantnag, Anantnag
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Identifier Details	Full Name-Mr. Mohammad Yousuf Kumar, Aadhar Card:*****0976 , Age: 55 , Address:Brinty Batapora, Brinty Batpora Anantnag Anantnag,
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Property Id:29311		
Fee Rule:Rectification Deed JK		
1	Stamp Duty	100
2	Registration Fee	2,500
Total		2,600

Declaration

Declaration To Be Made In The Data Entry Summary Sheet Print Out

All the entries made have been verified by me and is found same as the entries of the document presentedDisclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same,and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

 Deed Writer / Advocate	 Vendee/Claimant	 Vendor / Executant
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Property Valuation

Valuation No. : 46011 / 2021	: - 2020-2021	User Id : 3162	Date : 12-February-2021 14:58:PM
State : Jammu and Kashmir	District : Anantnag	Tahsil : Anantnag	
Land Type : Rural	Corporation :	Village/City : Bonadialgam	
Bonadialgam - Moominabad		-	
Khata Number - 1196			
Khewat Number - 173			
Khasra Number - 1210/123			
Property Rates			
Commercial (Y)			
₹4010000/- Kanal			
Valuation Rule : Commercial Property			
Usage : Non Agriculture Build And Open => Commercial => Commercial Property			

**Property Details**

1	Land Area of Constructed Property	3 Kanal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Property Valuation	1. $16335 \times 736.45546372819 = 12030000$	₹1,20,30,000/-
A	Total		₹1,20,30,000/-

Note : Final Valuation is Rounded to Next /-

Total Valuation (A)	₹1,20,30,000/-
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Total Amount in Words : One Crore Twenty Lakhs Thirty Thousands Rupees Only.

Final Report

**Document Registration Summary 1**

Date :-12-Feb-2021

Article : Rectification Deed for mutual mistake (Rectification Deed for mutual mistake)

Office/2021/85/4/23

- Market Value: ₹12030000/-
- Consideration Amount: ₹12030000 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 33075**Receipt Date : 12-02-2021****Presenter Name: JUNAID ALTAF****Registration Fee ₹2500****No.of Pages:3**Sr. No. 2021/85/4/23 On Date 12-Feb-2021
02:02:12 pm Presented at SRO Anantnag-I

Signature of Presenter

Total ₹2500

SRO Anantnag-I

**SUB REGISTRAR
ANANTNAG**

Payment Head	Amount To Be paid	Paid Amount	Payment Mode	Reference No.	Payment Amount
Stamp Duty	100	500	E-STAMP Certificate	- Certificate Number : IN-JK01549176334378T	500
Registration Fee	2500	2500	CASH		2500
Sub Total	2600	3000	-400		

Rule-Rectification Deed JK

Stamp No. 1 12-Feb-2021 02:02:12 pm Time (Presentation)

Stamp No. 2 12-Feb-2021 02:02:19 pm Time (Fee)



Before the Sub Registrar Anantnag-I Present: Ghulam Hassan Sheikh, KAS



Deed Type :- **Rectification Deed for mutual mistake** , Consideration Amount :-
Rs.12030000/-

Stamp Duty :- Rs. 100, Registration Fee :- Rs. 2500,

Property ID	29311
Market Value	Rs.12030000/-
Property Description	District :- Anantnag , Taluka :- Anantnag , Village :- Bonadialgam Khata Number - 1196 Khewat Number - 173 Khasra Number - 1210/123 Area Of Land :- Land Area of Constructed Property - 3.00 Kanal, Type Of Land :- Non Agriculture Build And Open - Commercial

This document of **Rectification Deed for mutual mistake** has been presented before me for registration by **JUNAID ALTAF s/o/d/o/w/o ALTAF HUSSAIN DALAL**

Both the parties have been identified by **Mohammad Yousuf Kumar** (Identifier)

Heard the parties and the contents of the document/deed were read out and explained to the parties, who having heard, admitted the same to be correct. An amount of **Rs.100/-** on account of stamp duty of **Rectification Deed for mutual mistake** has been received in front of me through **E-STAMP Certificate** and registration fee of **Rs.2500/-** also stands deposited through **CASH**. There is no balance of any stamp/fee. Hence, the document is admitted to registration.

Date:- **12-Feb-2021**

[Signature]
SUB REGISTRAR
ANANTNAG
Signature

Sr.NO	Party Name and Address	Party Type	Party Photo	Print	Signature
1	ZAID ALTAF S/o.D/o,W/o ALTAF HUSSAIN DALAL .. , QASBA BAGHAT Qasba Baghat Anantnag Anantnag Jammu and Kashmir PAN No.:	Party 2 Age:25			<i>[Signature]</i>
2	AMAL SARFARAZ Through Her Mother Uzma Altaf S/o.D/o,W/o Sarfaraz Nawaz .. , Qasba Baghat Qasba Baghat Anantnag Anantnag Jammu and Kashmir PAN No.:	Party 2 Age:27			<i>[Signature]</i>
3	ALTAF HUSSAIN DALAL S/o.D/o,W/o GHULAM MOHD DALAL .. , QASBA BAGHAT Qasba Baghat Anantnag Anantnag Jammu and Kashmir PAN No.:	Party 1 Age:61			<i>[Signature]</i>
4	JUNAID ALTAF S/o.D/o,W/o ALTAF HUSSAIN DALAL .. , QASBA BAGHAT Qasba Baghat Anantnag Anantnag Jammu and Kashmir PAN No.:	Party 2 Age:31			<i>[Signature]</i>



Identification:

Sr. NO	Party Name and Address	Photo	FingerP rint	Signature
1	Mohammad Yousuf Kumar Brinty BataporaBrinty Batpora Anantnag Anantnag Jammu and Kashmir PAN No.:			

Above signature & thumb Impression are affixed in my presence.

Document No :- 2021/85/4/23

Book No :- 4

Volume No :-

Page No :-

Receipt No. :- 2021/85/54

The Registered document has been pasted in the concerned Register.

**SUB REGISTRAR
ANANTNAG**

Office of the Sub Registrar Anantnag

Present: Ghulam Hassan Sheikh

"The instant Rectification Deed has been presented before me today on 12-02-2021 at 12:00pm by the Party I for its registration. Contents of the documents were read over and explained to the Party II who admitted the same in presence of my witness namely Mohd Ayoub Parray R/o Watsigam

Stamp duty worth Rupees ₹100/-
Is duly annexed with the document and Registration fees worth Rupees ₹2500/- has been paid vide G.R. No. 0443850 Dated 12-02-2021

Hence the document is admitted for registration and shall be returned under rules".

**SUB REGISTRAR
ANANTNAG**

