

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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(TRANSLATED FROM BENGALI INTO ENGLISH)

DEED OF TENANCY AGREEMENT

Samiul Basir, Son of S/O- Son of Abdul Kuddus & Sukkuri Vanu of Address: Mondoliapara, Nalitabari, Tontor-2110, Sherpur, Nationality: Bangladeshi, Religion: Islam, Occupation: Businessman, National ID No. 8917086665488 1st Party/Owner.

Afjol Hussain, S/O- Abdal Hussain & Jeba Begum of Village: Burhanpur, P.O: Chandipur, P.S: Derai, Dist: Sunamganj. 2nd Party/Tenant.

This is a deed of tenancy agreement. The aforesaid 1st Party is the owner and possessor of the below-mentioned scheduled house. As the 1st party wanted to let it out and the 2nd party agreed to take it, this deed of agreement was executed among the said parties under the following conditions:

CONDITIONS

1. The period of rent of the below-mentioned scheduled house will remain valid from 01/05/2022 to 01/05/2025 A.D.
2. Tk. 50,000/- (Fifty Thousand) has been fixed as the monthly rent of the scheduled house. The tenant paid Tk. 50,000/- (Fifty Thousand) as security of the said house to the owner party and the owner party received it.
3. The 2nd party will pay the monthly rent of each month within 05th day of each next month to the 1st party or representative nominated by him and will take appropriate receipt or evidence of it.
4. The 2nd party will pay electricity, gas and water bills and due to the negligence of 2nd party, if the connections of such lines are disconnected, he will be responsible for it.
5. The 2nd party shall not do any acts which is harmful to the house of the 2nd party. The 2nd party shall not do any anti-social acts.
6. The 2nd party shall not do any repairing works of the house. He will always keep the house neat and clean. If he causes any damage to any equipment of the house, he will remain bound to repair it at his own cost.
7. The 2nd party shall not sublet the scheduled house to anyone else. If he does so, this deed of agreement will be considered as cancelled and he will be

“দেশপ্রেমের শপথ নিন, দুর্নীতিকে বিদায় দিন”

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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bound to leave the house after paying the rent. Otherwise, the 1st party will be able to take necessary legal action against the 2nd party.

8. During the period of tenancy agreement, if the 1st party wants to take over the possession of the house, he shall inform the tenant about it at least 3 months prior to it. Similarly, if the tenant wants to leave the house, he shall inform the owner about it 3 months before it.
9. After completion of the period of agreement, the deed of agreement can be renewed after mutual discussion.
10. The original of the deed of agreement will be kept by the owner party and the photocopy of the same will be kept by the tenant.
11. If the 2nd party violates any of the aforesaid conditions, this deed of agreement will be considered as cancelled and the 1st party will be able to evict the 2nd party from the house for violation.
12. The aforesaid conditions are supplementary to each other.

We, both the parties, have executed this deed of agreement willingly in sound mind and body after perusing and understanding the facts of the same.

Schedule:

Dist: Sherpur, P.S: Nalitabari, Mouza: Gobindo Nogor, Khatian No: 335, JL. No: 82, Plot No: 44, Bashir Villa- here Flat No. C of 2nd floor of 5 storied building has rented.

Sd/- Samiul Basir

Samiul Basir

Signature of the 1st party

ATTESTED

MD. GOLAM HOSSAIN
ADVOCATE
Judge's Court, Sylhet.
NOTARY PUBLIC
Whole of Bangladesh
Ministry's SL No-206

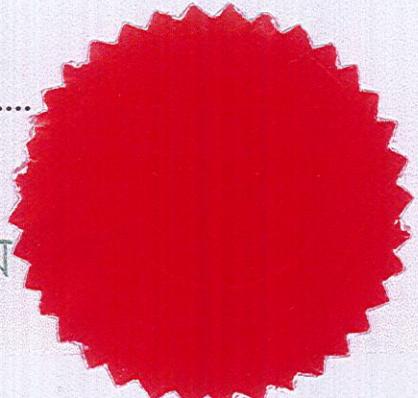
Sd/- Afjol Hussain

অফিজল হুসেইন

Signature of the 2nd party

23 MAY 2024

“দেশপ্রেমের শপথ নিন, দুর্নীতিকে বিদায়।”



গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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(TRANSLATED FROM BENGALI INTO ENGLISH)

DEED OF TENANCY AGREEMENT

Samiul Basir, Son of S/O- Son of Abdul Kuddus & Sukkuri Vanu of Address: Mondoliapara, Nalitabari, Tontor-2110, Sherpur, Nationality: Bangladeshi, Religion: Islam, Occupation: Businessman, National ID No. 8917086665488 1st Party/Owner.

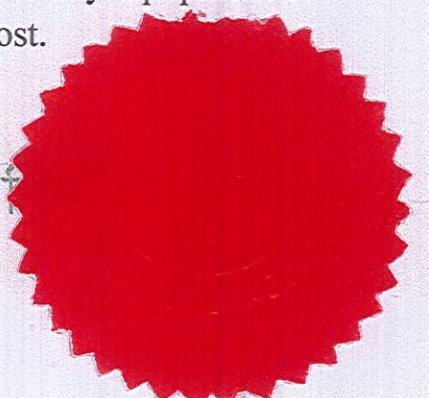
Kawsar Ahmed, S/O- Sobuj Mia & Rena Begum of Village: Nowagaon, P.O: Natun Bazar, P.S: Chhatak, Dist: Sunamganj. 2nd Party/Tenant.

This is a deed of tenancy agreement. The aforesaid 1st Party is the owner and possessor of the below-mentioned scheduled house. As the 1st party wanted to let it out and the 2nd party agreed to take it, this deed of agreement was executed among the said parties under the following conditions:

CONDITIONS

1. The period of rent of the below-mentioned scheduled house will remain valid from **02/07/2022 to 02/07/2025 A.D.**
2. **Tk. 50,000/- (Fifty Thousand)** has been fixed as the monthly rent of the scheduled house. The tenant paid **Tk. 50,000/- (Fifty Thousand)** as security of the said house to the owner party and the owner party received it.
3. The 2nd party will pay the monthly rent of each month within 05th day of each next month to the 1st party or representative nominated by him and will take appropriate receipt or evidence of it.
4. The 2nd party will pay electricity, gas and water bills and due to the negligence of 2nd party, if the connections of such lines are disconnected, he will be responsible for it.
5. The 2nd party shall not do any acts which is harmful to the house of the 2nd party. The 2nd party shall not do any anti-social acts.
6. The 2nd party shall not do any repairing works of the house. He will always keep the house neat and clean. If he causes any damage to any equipment of the house, he will remain bound to repair it at his own cost.

“দেশপ্রেমের শপথ নিন, দুর্নীতিকে বিদায়।”



গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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7. The 2nd party shall not sublet the scheduled house to anyone else. If he does so, this deed of agreement will be considered as cancelled and he will be bound to leave the house after paying the rent. Otherwise, the 1st party will be able to take necessary legal action against the 2nd party.
8. During the period of tenancy agreement, if the 1st party wants to take over the possession of the house, he shall inform the tenant about it at least 3 months prior to it. Similarly, if the tenant wants to leave the house, he shall inform the owner about it 3 months before it.
9. After completion of the period of agreement, the deed of agreement can be renewed after mutual discussion.
10. The original of the deed of agreement will be kept by the owner party and the photocopy of the same will be kept by the tenant.
11. If the 2nd party violates any of the aforesaid conditions, this deed of agreement will be considered as cancelled and the 1st party will be able to evict the 2nd party from the house for violation.
12. The aforesaid conditions are supplementary to each other.

We, both the parties, have executed this deed of agreement willingly in sound mind and body after perusing and understanding the facts of the same.

Schedule:

Dist: Sherpur, P.S: Nalitabari, Mouza: Gobindo Nogor, Khatian No: 335, JL. No: 82, Plot No: 44, Bashir Villa- here Flat No. B of 1st floor of 5 storied building has rented.

Sd/- Samiul Basir

Samiul Basir

Signature of the 1st party

ATTESTED

MD. GOLAM HOSSAIN
ADVOCATE
Judge's Court, Sylhet,
NOTARY PUBLIC
Whole of Bangladesh
Ministry's SL No-206

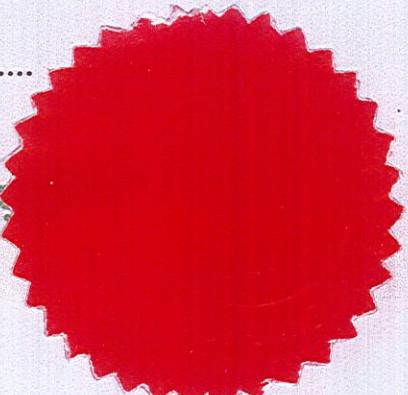
Sd/- Kawsar Ahmed

Kawsar....Ahmed

Signature of the 2nd party

“23 MAY 2024”

দেশব্রহ্মের শপথ নিন, দুর্নীতিকে বিদায়



গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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**BEFORE THE NOTARY PUBLIC, SYLHET, BANGLADESH
AFFIDAVIT
DECLARATION REGARDING FINANCIAL SUPPORT
FOR VISIT IN THE CANADA**

I, **SAMIUL BASIR**, Date of Birth: 25/08/1984, holding Bangladeshi Passport No. A14500368, Son of Abdul Kuddus & Sukkuri Vanu of Mondoliapara, Nalitabari, Tontor-2110, Sherpur, Bangladesh, by faith- Muslim, by profession: Employee, by nationality Bangladeshi, do hereby solemnly affirm declare as follows:

- That I am a citizen of Bangladesh by birth. I have got strong family bonding social and economic ties in Bangladesh.
- That I am very much intended visit in Canada for short period to spend some Quality time and visit the tourist places of Canada.
- I will capable to bear my traveling cost including air ticket from my personal fund.
- That I am financially sound and solvent enough to bear the expenses of the said visit without the recourse of public fund.
- That I will produce necessary documents which show my financial solvency on demand.

DESCRIPTIONS OF CASH DEPOSIT:

CASH DEPOSITS	CURRENT BALANCE
Account Holder: SAMIUL BASIR Bank Name: Pubali Bank PLC. Kalighat Road Branch, Sylhet Account Type: Savings Account Account Number: 2393101048991	BDT. 40,00,788.50
Total in BDT=	BDT. 40,00,788.50
Total in CAD=	45,252.66
1 CAD= 88.41 BDT as on 16/05/2024, source: www.xe.ca	

Page # 01

“দেশপ্রেমের

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গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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DESCRIPTIONS OF PROPERTIES:

DESCRIPTION	PRESENT MARKET VALUE
Area of land: 61 decimals/ Type: Agriculture Land, Dist. Sherpur, P.S. Nalitabari, Mouza- Gobindo Nogor, J.L.No: 82, Khatian No. 335, Plot No. 44, 262 Value per decimal @ 2,50,000 BDT. (2,50,000.00 x 61)= 1,52,50,000.00 BDT	BDT. 1,52,50,000.00
Area of land: 91 decimals/ Type: Agriculture Land, Dist. Sherpur, P.S. Nalitabari, Mouza- Gobindo Nogor, J.L.No: 82, Khatian No. 403, Plot No. 45, 47 Value per decimal @ 1,80,000.00 BDT (1,80,000.00 x 91) = 1,63,80,000.00 BDT	BDT. 1,63,80,000.00
Value of the 5 (Five) Storied Building	BDT. 2,50,00,000.00
Value of the 1 (One) Storied Building	BDT. 70,00,000.00
Value of the 1 (One) Storied Market and 4 Shop	BDT. 90,00,000.00
Total in BDT=	7,26,30,000.00
Total in CAD=	8,21,513.40
1 CAD= 88.41 BDT as on 16/05/2024, source: www.xe.ca	

DESCRIPTIONS OF REGULAR INCOME:

Income Source	Monthly Income (Approx.)	Yearly Income (Approx.)
FOONG AH WENG CONSTRUCTION PTE LTD. Designation: Site Supervisor Cum Safety Coordinator	BDT. 1,39,474.80	BDT. 16,73,697.60
Income from 4 residential Flat	BDT. 2,00,000.00	BDT. 80,00,000.00
Income from 4 residential Shop	BDT. 80,000.00	BDT. 96,00,000.00
Total in BDT=	BDT. 4,19,474.80	BDT. 1,92,73,697.60
Total in CAD=	4,744.65	2,40,951.33
1 CAD= 88.41 BDT as on 16/05/2024, source: www.xe.ca		

Page # 02

“দেশপ্রেমের”

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গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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06. I am a strong social and financial tie in Bangladesh, so I will come to my country Within the stipulated period after visit to the Canada.
07. That during my visit to Canada, I will obey rules and regulations of this country. After my intended visit, I will return to Bangladesh in time as I have to no intended to overstay in Canada.
08. That I submitted my own properties and my other's necessary documents by translated in English and notarized.

VERIFICATION

I acknowledge and confirm that the statement made above are true and correct to the best of my knowledge and belief, I signed on this document willingly, without anyone else's inspiration and before the notary public of Sylhet, Bangladesh.

Samiul Basir

(SAMIUL BASIR)

Signature of the Deponent

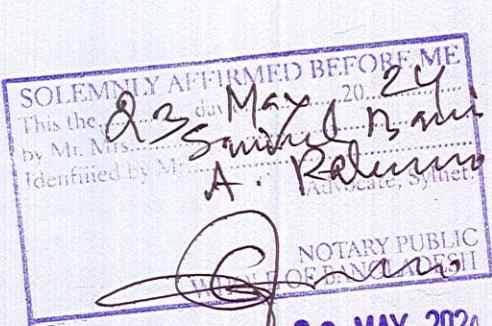
The deponent is known to me, identified by me and he has signed in my presence.

Abdur Rahman

Advocate
Abdur Rahman
Advocate
Bar Hall No-2
Judge's Court, Sylhet.

Page # 03

23 MAY 2024



MD. GOLAM HOSSAIN
ADVOCATE
Judge's Court, Sylhet
NOTARY PUBLIC
Whole of Bangladesh
Ministry's SL No-209
“দেশপ্রেমের”

কে বিদায় দিন”

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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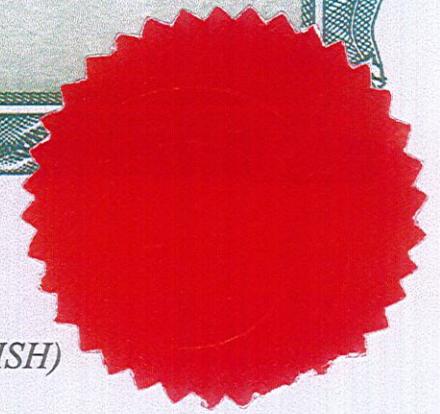
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(TRANSLATED FROM BENGALI INTO ENGLISH)



DEED OF TENANCY AGREEMENT

Samiul Basir, Son of S/O- Son of Abdul Kuddus & Sukkuri Vanu of Address: Mondoliapara, Nalitabari, Tontor-2110, Sherpur, Nationality: Bangladeshi, Religion: Islam, Occupation: Businessman, National ID No. 8917086665488 1st Party/Owner.

Aksor Ali, S/O- Afjol Miah & Surutun Nessa of Village: Dewkolosh, P.O: Beanibazar, P.S: Beani Bazar, Dist: Sylhet. 2nd Party/Tenant.

This is a deed of tenancy agreement. The aforesaid 1st Party is the owner and possessor of the below-mentioned scheduled house. As the 1st party wanted to let it out and the 2nd party agreed to take it, this deed of agreement was executed among the said parties under the following conditions:

CONDITIONS

1. The period of rent of the below-mentioned scheduled house will remain valid from **01/05/2022 to 01/05/2025 A.D.**
2. **Tk. 50,000/- (Fifty Thousand)** has been fixed as the monthly rent of the scheduled house. The tenant paid **Tk. 50,000/- (Fifty Thousand)** as security of the said house to the owner party and the owner party received it.
3. The 2nd party will pay the monthly rent of each month within 05th day of each next month to the 1st party or representative nominated by him and will take appropriate receipt or evidence of it.
4. The 2nd party will pay electricity, gas and water bills and due to the negligence of 2nd party, if the connections of such lines are disconnected, he will be responsible for it.
5. The 2nd party shall not do any acts which is harmful to the house of the 2nd party. The 2nd party shall not do any anti-social acts.
6. The 2nd party shall not do any repairing works of the house. He will always keep the house neat and clean. If he causes any damage to any equipment of the house, he will remain bound to repair it at his own cost.

“দেশপ্রেমের শপথ নিন, দুর্গীতিকে বিদায় দিন”

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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7. The 2nd party shall not sublet the scheduled house to anyone else. If he does so, this deed of agreement will be considered as cancelled and he will be bound to leave the house after paying the rent. Otherwise, the 1st party will be able to take necessary legal action against the 2nd party.
8. During the period of tenancy agreement, if the 1st party wants to take over the possession of the house, he shall inform the tenant about it at least 3 months prior to it. Similarly, if the tenant wants to leave the house, he shall inform the owner about it 3 months before it.
9. After completion of the period of agreement, the deed of agreement can be renewed after mutual discussion.
10. The original of the deed of agreement will be kept by the owner party and the photocopy of the same will be kept by the tenant.
11. If the 2nd party violates any of the aforesaid conditions, this deed of agreement will be considered as cancelled and the 1st party will be able to evict the 2nd party from the house for violation.
12. The aforesaid conditions are supplementary to each other.

We, both the parties, have executed this deed of agreement willingly in sound mind and body after perusing and understanding the facts of the same.

Schedule:

Dist: Sherpur, P.S: Nalitabari, Mouza: Gobindo Nogor, Khatian No: 335, JL. No: 82, Plot No: 44, Bashir Villa- here Flat No. E of 4th floor of 5 storied building has rented.

ATTESTED

MD. GOLAM HOSSAIN
ADVOCATE
Judge's Court, Sylhet.
NOTARY PUBLIC
Whole of Bangladesh
Ministry's SL No-206

23 MAY 2024

Sd/- Samiul Basir

Samiul Basir

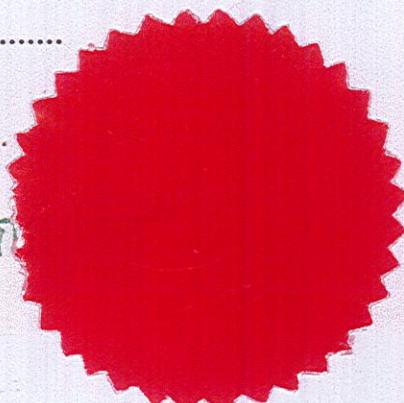
Signature of the 1st party

Sd/- Aksor Ali

Aksor Ali

Signature of the 2nd party

“দেশপ্রেমের শপথ নিন, দুর্গাতিকে বিদ।”



গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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(TRANSLATED FROM BENGALI INTO ENGLISH)

SHOP RENT AGREEMENT

Samiul Basir, Son of S/O- Son of Abdul Kuddus & Sukkuri Vanu of Address: Mondoliapara, Nalitabari, Tontor-2110, Sherpur, Nationality: Bangladeshi, Religion: Islam, Occupation: Businessman, National ID No. 8917086665488
..... 1st Party/Owner.

AND

Oyes Ahmed, S/O- Tufazzal Ali & Gulapjan Bibi of Village: Radhanagar, P.O: Chandipur, P.S: Derai, Dist: Sunamganj. 2nd Party/Tenant.

Whereas this is a tenancy agreement Shops No 02, BASIR COMPLEX, Nalitabari, Tontor, Sherpur. The schedule below floor owned by virtue of right and title and possessing by the 1st party and willing to let out to tenant and 2nd party agreed to get the shop as a tenant, so the 1st party let out the shop to the 2nd party. The 2nd party received the shop from the 1st party as per condition.

CONDITIONS:

1. The tenancy agreement will be conducted as per Bangladeshi rent control Ordinance.
2. The 2nd party is the tenant of the shop no. 2 under 1st party.
3. The 1st party let out the schedule below shop to the 2nd party for the period of 5 years which will be effective from 01/07/2023 A.D.
4. The 2nd party will pay carnets money TK. 6,50,000/- (Six Lac Fifty Thousand) to the 1st party on 01/07/2023 A.D. After completion of agreement period the 1st party will refund the said money to the 2nd party.
5. The rent of shop has fixed TK. 20,000/- (Twenty Thousand). The each month rent payable with 5 days of next month. The 2nd party is not allow to do any change, extension or transform, The 2nd party will pay electricity bill, telephone, bill, dish bill, service charge and all bills of Union Parishad.

“দেশপ্রেমের শপথ নিন, দুর্নীতিকে বিদায় দিন”

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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PAGE 02



6. Party cannot do any work by the shop, which is anti of Bangladesh exciting law. If to do so then the 1st party will not be liable.
7. The 2nd party cannot transfer the shop to other one or cannot give sub-let.
8. The 1st party has full right and title of the shop.
9. The exciting law of the state will be applicable to the both parties.
10. The condition of agreement is component to cache other condition.
11. The 2nd party is not allow to do any work at the shop which will be created as disturbance for others such use Radio, Television, with loud speaker or cannot use mike.
12. The 1st party will conduct the guard, cleaner, corridor, service charge; light etc. and the 2nd party will bear whole expenditure.

In witness where if we execute this tenancy agreement willingly and consciously and put our respective signature in cool mind with full sense after understanding the contents on 01/07/2023 A.D.

ATTESTED

MD. GOLAM HOSSAIN
ADVOCATE
Judge's Court, Sylhet.
NOTARY PUBLIC
Whole of Bangladesh
Ministry's SL No-206

23 MAY 2024

Samiul Bajirc

Signature of the 1st party

Eyes Ahmed

Signature of the 2nd party

“দেশপ্রেমের কে বিদায় দিন”

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

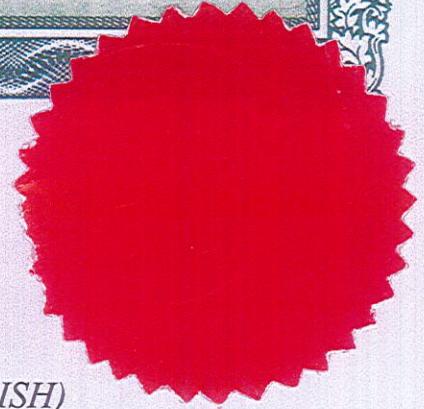
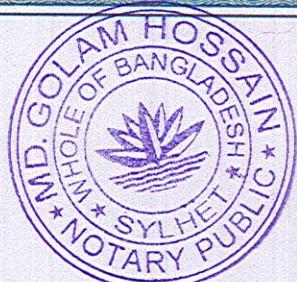
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(TRANSLATED FROM BENGALI INTO ENGLISH)

SHOP RENT AGREEMENT

Samiul Basir, Son of S/O- Son of Abdul Kuddus & Sukkuri Vanu of Address: Mondoliapara, Nalitabari, Tontor-2110, Sherpur, Nationality: Bangladeshi, Religion: Islam, Occupation: Businessman, National ID No. 8917086665488
..... 1st Party/Owner.

AND

Salam Miah, S/O: Rahman Uddin, of Vill: Khasdobir, P.O: Sylhet Sadar-3100, P.S: Kowali, Dist: Sylhet..... 2nd Party/Tenant.

Whereas this is a tenancy agreement Shops No 01, BASIR COMPLEX, Nalitabari, Tontor, Sherpur. The schedule below floor owned by virtue of right and title and possessing by the 1st party and willing to let out to tenant and 2nd party agreed to get the shop as a tenant, so the 1st party let out the shop to the 2nd party. The 2nd party received the shop from the 1st party as per condition.

CONDITIONS:

1. The tenancy agreement will be conducted as per Bangladeshi rent control Ordinance.
2. The 2nd party is the tenant of the shop no. 1 under 1st party.
3. The 1st party let out the schedule below shop to the 2nd party for the period of 5 years which will be effective from 05/04/2023 A.D.
4. The 2nd party will pay carnet money TK. 6,50,000/- (Six Lac Fifty Thousand) to the 1st party on 05/04/2023 A.D. After completion of agreement period the 1st party will refund the said money to the 2nd party.
5. The rent of shop has fixed **TK. 20,000/- (Twenty Thousand)**. The each month rent payable with 5 days of next month. The 2nd party is not allow to do any change, extension or transform, The 2nd party will pay electricity bill, telephone, bill, dish bill, service charge and all bills of Union Parishad.

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গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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PAGE 02



6. Party cannot do any work by the shop, which is anti of Bangladesh exciting law. If to do so then the 1st party will not be liable.
7. The 2nd party cannot transfer the shop to other one or cannot give sub-let.
8. The 1st party has full right and title of the shop.
9. The exciting law of the state will be applicable to the both parties.
10. The condition of agreement is component to cache other condition.
11. The 2nd party is not allow to do any work at the shop which will be created as disturbance for others such use Radio, Television, with loud speaker or cannot use mike.
12. The 1st party will conduct the guard, cleaner, corridor, service charge; light etc. and the 2nd party will bear whole expenditure.

In witness where if we execute this tenancy agreement willingly and consciously and put our respective signature in cool mind with full sense after understanding the contents on 05/04/2023 A.D.

ATTESTED

MD. GOLAM HOSSAIN
ADVOCATE
Judge's Court, Sylhet.
NOTARY PUBLIC
Whole of Bangladesh
Ministry's SL No-206

23 MAY 2024

Signature of the 1st party

Signature of the 2nd party

“দেশপ্রেমের শপঃ”

বিদায় দিন”

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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(TRANSLATED FROM BENGALI INTO ENGLISH)

SHOP RENT AGREEMENT

Samiul Basir, Son of S/O- Son of Abdul Kuddus & Sukkuri Vanu of Address: Mondoliapara, Nalitabari, Tontor-2110, Sherpur, Nationality: Bangladeshi, Religion: Islam, Occupation: Businessman, National ID No. 8917086665488

..... 1st Party/Owner.

AND

Rashed Ahmed, S/O- Kuddus Ali & Rohima Bibi of Village: Gramtola, P.O: Osmaninagar, P.S: Goalabazar, Dist: Sylhet..... 2nd Party/Tenant.

Whereas this is a tenancy agreement Shops No 04, BASIR COMPLEX, Nalitabari, Tontor, Sherpur.. The schedule below floor owned by virtue of right and title and possessing by the 1st party and willing to let out to tenant and 2nd party agreed to get the shop as a tenant, so the 1st party let out the shop to the 2nd party. The 2nd party received the shop from the 1st party as per condition.

CONDITIONS:

1. The tenancy agreement will be conducted as per Bangladeshi rent control Ordinance.
2. The 2nd party is the tenant of the shop no. 2 under 1st party.
3. The 1st party let out the schedule below shop to the 2nd party for the period of 5 years which will be effective from 01/07/2023 A.D.
4. The 2nd party will pay carnet money TK. 6,50,000/- (Six Lac Fifty Thousand) to the 1st party on 01/07/2023 A.D. After completion of agreement period the 1st party will refund the said money to the 2nd party.
5. The rent of shop has fixed TK. 20,000/- (Twenty Thousand). The each month rent payable with 5 days of next month. The 2nd party is not allow to do any change, extension or transform, The 2nd party will pay electricity bill, telephone, bill, dish bill, service charge and all bills of Union Parishad.

“দেশপ্রে

বৰ্ণিতিকে বিদায় দিন”

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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PAGE 02



6. Party cannot do any work by the shop, which is anti of Bangladesh exciting law. If to do so then the 1st party will not be liable.
7. The 2nd party cannot transfer the shop to other one or cannot give sub-let.
8. The 1st party has full right and title of the shop.
9. The exciting law of the state will be applicable to the both parties.
10. The condition of agreement is component to cache other condition.
11. The 2nd party is not allow to do any work at the shop which will be created as disturbance for others such use Radio, Television, with loud speaker or cannot use mike.
12. The 1st party will conduct the guard, cleaner, corridor, service charge; light etc. and the 2nd party will bear whole expenditure.

In witness where if we execute this tenancy agreement willingly and consciously and put our respective signature in cool mind with full sense after understanding the contents on 01/07/2023 A.D.

ATTESTED

MD. GOLAM HOSSAIN
ADVOCATE
Judge's Court, Sylhet.
NOTARY PUBLIC
Whole of Bangladesh
Ministry's SL No-206

23 MAY 2024

Samiul Basir
Signature of the 1st party

RASHED AHMED

Signature of the 2nd party

“দেশপ্রেমের শক্তি বিদ্যার দিন”

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

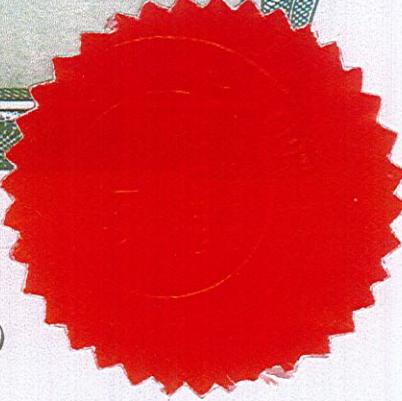
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(TRANSLATED FROM BENGALI INTO ENGLISH)

DEED OF TENANCY AGREEMENT

Samiul Basir, Son of S/O- Son of Abdul Kuddus & Sukkuri Vanu of Address: Mondoliapara, Nalitabari, Tontor-2110, Sherpur, Nationality: Bangladeshi, Religion: Islam, Occupation: Businessman, National ID No. 8917086665488
..... 1st Party/Owner.

Minar Miah, S/O- Aksor Miah & Julekha Begum of Village: Badedewrail, P.O: Zakigonj, P.S: Zakigonj, Dist: Sylhet. 2nd Party/Tenant.

This is a deed of tenancy agreement. The aforesaid 1st Party is the owner and possessor of the below-mentioned scheduled house. As the 1st party wanted to let it out and the 2nd party agreed to take it, this deed of agreement was executed among the said parties under the following conditions:

CONDITIONS

1. The period of rent of the below-mentioned scheduled house will remain valid from **02/07/2022 to 02/07/2025 A.D.**
2. **Tk. 50,000/- (Fifty Thousand)** has been fixed as the monthly rent of the scheduled house. The tenant paid **Tk. 50,000/- (Fifty Thousand)** as security of the said house to the owner party and the owner party received it.
3. The 2nd party will pay the monthly rent of each month within 05th day of each next month to the 1st party or representative nominated by him and will take appropriate receipt or evidence of it.
4. The 2nd party will pay electricity, gas and water bills and due to the negligence of 2nd party, if the connections of such lines are disconnected, he will be responsible for it.
5. The 2nd party shall not do any acts which is harmful to the house of the 2nd party. The 2nd party shall not do any anti-social acts.
6. The 2nd party shall not do any repairing works of the house. He will always keep the house neat and clean. If he causes any damage to any equipment of the house, he will remain bound to repair it at his own cost.
7. The 2nd party shall not sublet the scheduled house to anyone else. If he does so, this deed of agreement will be considered as cancelled and he will be

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গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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bound to leave the house after paying the rent. Otherwise, the 1st party will be able to take necessary legal action against the 2nd party.

8. During the period of tenancy agreement, if the 1st party wants to take over the possession of the house, he shall inform the tenant about it at least 3 months prior to it. Similarly, if the tenant wants to leave the house, he shall inform the owner about it 3 months before it.
9. After completion of the period of agreement, the deed of agreement can be renewed after mutual discussion.
10. The original of the deed of agreement will be kept by the owner party and the photocopy of the same will be kept by the tenant.
11. If the 2nd party violates any of the aforesaid conditions, this deed of agreement will be considered as cancelled and the 1st party will be able to evict the 2nd party from the house for violation.
12. The aforesaid conditions are supplementary to each other.

We, both the parties, have executed this deed of agreement willingly in sound mind and body after perusing and understanding the facts of the same.

Schedule:

Dist: Sherpur, P.S: Nalitabari, Mouza: Gobindo Nogor, Khatian No: 335, JL. No: 82, Plot No: 44, Bashir Villa- here Flat No. D of 4th floor of 5 storied building has rented.

Sd/- Samiul Basir

Samiul Basir

Signature of the 1st party

ATTESTED

MD. GOLAM HOSSAIN
ADVOCATE
Judge's Court, Sylhet.
NOTARY PUBLIC
Whole of Bangladesh
Ministry's SL No-206

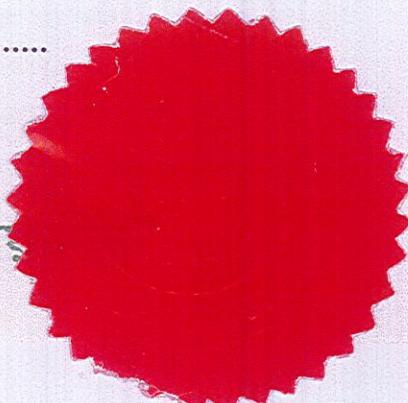
23 MAY 2024

Sd/- Minar Miah

মিনার মিয়া

Signature of the 2nd party

“দেশব্রহ্মের শপথ নিন, দুর্নীতিকে বিদায়



গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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(TRANSLATED FROM BENGALI INTO ENGLISH)

SHOP RENT AGREEMENT

Samiul Basir, Son of S/O- Son of Abdul Kuddus & Sukkuri Vanu of Address: Mondoliapara, Nalitabari, Tontor-2110, Sherpur, Nationality: Bangladeshi, Religion: Islam, Occupation: Businessman, National ID No. 8917086665488
..... 1st Party/Owner.

AND

Simul Hassan, S/O: Md. Hasan Ahmed & Amina Begum, of Village: Gramtola, P.O: Osmaninagar, P.S: Goalabazar, Dist: Sylhet..... 2nd Party/Tenant.

Whereas this is a tenancy agreement Shops No 03, BASIR COMPLEX, Nalitabari, Tontor, Sherpur. The schedule below floor owned by virtue of right and title and possessing by the 1st party and willing to let out to tenant and 2nd party agreed to get the shop as a tenant, so the 1st party let out the shop to the 2nd party. The 2nd party received the shop from the 1st party as per condition.

CONDITIONS:

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2. The 2nd party is the tenant of the shop no. 1 under 1st party.
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“দেশপ্রেমের শপথ নিন, দুর্নীতিকে বিদায় দিন”

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

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PAGE 02



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ATTESTED

MD. GOLAM MOSSAIN
ADVOCATE
Judge's Court, Sylhet.
NOTARY PUBLIC
Whole of Bangladesh
Ministry's SL No-206

23 MAY 2024

Samiul Basir
Signature of the 1st party

Simul Haque
Signature of the 2nd party

“দেশপ্রেমের”

ক বিদায় দিন”