



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jammu and Kashmir

₹100

e-Stamp

Certificate No. : IN-JK10413990240634Y
 Certificate Issued Date : 23-Feb-2026 11:23 AM
 Account Reference : NEWIMPACC (SV)/ jk12504904/ TANGDAR/ JK-KW
 Unique Doc. Reference : SUBIN-JKJK1250490404284084989556Y
 Purchased by : ARMY GOOD WILL SCHOOL HAJINAR TANGDAR
 Description of Document : Article 29(a)(i) Lease exceeding one year
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : ABDUL RASHEED SON OF FATAH BHAT
 Second Party : ARMY GOOD WILL SCHOOL HAJINAR TANGDAR
 Stamp Duty Paid By : ARMY GOOD WILL SCHOOL HAJINAR TANGDAR
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Zakir Hussain
ZAKIR HUSSAIN
 Stamp Vendor
 Tangdhar Karnah
 DCK/LRA/157

Please write or type below this line

LEASE DEED

This Lease Deed is executed today on 22 Feb 2026 at Tangdhar, Kupwara between.

School management Committee (Chairman Cdr, 104 Inf Bde, Vice Chairman Dy Cdr 104 Inf Bde, Secretary Commanding Officer, Vayu Battalion as official Members and the following executive committee members authorised by Gram Shabha Village Hajinar.

1. Mr. Abdul Rasheed s/o Fatah Bhat R/o Hajinar Aadhaar No 551132905143, 2. Mr. Sheikh Gulam Hassan S/o Sheikh Gulam Mohd R/o Hajinar Aadhaar No 650952684650. 3. Mr. Haji Mohd Rafiq S/o Ali Parray (Lamberdar) R/o Hajinar Aadhaar No 413612212443. 4. Mr. Ghulam Hassan Lone S/o Rustam Lone R/o Hajinar Aadhaar No 546395125519. 5. Mr. Haji Qalam Din S/o Raj Wali R/o Hajinar Aadhaar No 390940057511. 6. Mr. Mohammad Ashraf S/o Rustam Mir R/o Hajinar Aadhaar No 350462250899 Residents of Hajinar Karnah Tehsil Karnah Kupwara. (hereinafter called as assessors which expression shall mean and include his legal heirs, administrators, assignees and successors of the first part).

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.e-stamp.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.

Zakir Hussain
Sub Divisional Magistrate
 Karnah

IN FAVOUR OF

Army Good Will School Hajinar Tangdar through its Principal Aftab Ahmad Khawaja son of Gh Jeelani bearing Adhaar No. 9973 44919495-resident of village Dildar Karnah Kupwara Tehsil Karah & Distt Kupwara (Hereinafter referred to as "the lessee") which expression shall include his legal heirs, representatives, administrators, executors, successors and assigns) of the 2nd part.

Whereas, the Lessors mentioned above are the owners and measuring **4 kanal 15 marlas** under **Survey No.127** min falling under **Khata No 457 & Khewat No 152** entitled to a parcel of land situated at Hajinar Karnah Tehsil Karnah District Kupwara the lessors. Intends to lease out the scheduled property in akin with their shares in favour of the Lessee mentioned above, for a period of (Forty years for running of a school established under name & Style of Army Good Will School Hajinar Tangdar. Both parties, if agreed will renew the lease agreement after the completion of 40 years if they feel necessary.

Whereas the said parcel of land is covered under survey **No 127** min recorded as **Shamilaat Deh Sec-5** which falls in the absolute share of lessors as per the pro-rata ratio applicable for the estate Hajinar Karnah. The said land is fully described and shown in the annexed site plan, and the revenue extracts issued by the concerned revenue authorities which shall form part and parcel to this lease deed

Whereas in order to serve as evidence for future the instant lease deed is executed by the lessor in favour of the lessee without any coercion, compulsion or misleading on part of the Lessee

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS

1. The land being **section-5 Shamlat Deh** under the tenancy of the erstwhile Islamia Middle School and being the community property, the lessors have been given full authority by the villager of Hajinar by dint of the resolution past by the gram shabha (Deh Majlis) dated 13 Oct 2025 and forming as annexure to this deed.
2. That the Lessors hereby offer the property mentioned above on Lease by way of instant lease deed in favour of Lesser for annual rent of Rs 5,000 (Five Thousand Only) per annum as per their share payable in accordance with the terms & conditions hereinafter provided in this deed
3. The lessors hereby acknowledges and agrees to have leased out the said property to the Lessee for a period of 40 (Forty) years commencing from 22 Feb 2026 with an option for further extension for the same period provided that both the parties agree for the same. During the said period of lease, the lessee shall be exclusively and independently responsible for the proper upkeep and physical possession of the said demised property, subject to the affirmation of the parties.

16
Sub Divisional Magistrate
Karah

4. That the lessor hereby acknowledges to have received the full rentals for the full period of 40 (Forty) years in advance and nothing remains recoverable from the lessee. This lease deed shall be further extended accordingly.

5. That the Lessors have agreed and put Leese at the liberty to carry out any type of constructions works on the leased property which includes earth filling work upon the said area of land and raising of boundary walling at his own and expenses cost after seeking requisite permission from the competent authority to the extent of inviting any change in the leased property so as to render the said demised land fit for use by him and the said expenses shall be adjustable if claimed by the lessee to the lessor for the demised property.

6. That during the period of lease the liability on account of the electric dues water tax and Departments agencies/Computations/Undertakings in respect of the demised property on account of use and reception thereof be the lessee shall be by the lessee exclusively and independently and no responsibility thereof shall devolve upon the lessor in pretext of theLEASE DEEDdemised property in any matter whatsoever Past liabilities on such counts if any, there be any at all, in respect of the demised property shall be borne by the levar till date.

7. That the lessors agree and assure the lessee that the demised property has been absolutely free of any prior charge, lien, mortgage, encumbrance and all other legal defects whatsoever till date and that the lessor enjoyed absolute ownership, possession and title over and upon the said demised property till date and stood entitled exclusively and independently to lease out the said demised property to the lesse.

8. That the lessors further agrees to indemnify the lessee and keep him indemnified against any claim or liability for which the lessor may be liable at present or may become liable during the continuance of the lease of demised property and in case the lessee is obliged to pay any such liability, the amount paid on account thereof shall be adjustable towards the rental dues aforesaid payable by the lessee to the lessor for the demised property.

9. That lessee can create any charge, lien, mortgage or any other encumbrance or can raise any kind of financial assistance/loan from any financial institution/bank, over and upon any part of the leased property during the lease period and the lessor shall have no objection for the same.

10. That the lessee shall have the right to raise the structures of buildings, etc., over and upon the demised property at his own cost and expenses (only after the permission for conversion of agricultural land to non-agricultural purposes land is accorded by the competent authority in connection with the smooth occupation and use of the said property and shall be free to rent out/lease out in part or as whole said structures to any person(s), departments), corporation(s) undertaking(s) and the rentals or premiums obtained by the lessee out of the said structures shall be taken by the lessee and the lessor shall have no claim over the said rentals or premiums After the expiry of the lease period of 40 (Forty) years, extension in lease shall be granted to the lessee by the lessor as per the mutual consent of both the parties and in case the lease is not extended further, the lessor shall take over all erections, buildings and fixtures standing on the said premises at the expiration or sooner determination of the said term on paying for them a price to be fixed by the mutual agreement and if the parties disagree by the Arbitration of the two Arbitrators, one to be named by the lessor and other by the lessee or in case such Arbitrators shall differ by an umpire appointed by such Arbitrators or if either of them the lessor or the lesser shall neglect to appoint an Arbitrator within a fortnight after being served with the notice from the either of them requiring him to do so then by the sole Arbitration of the arbitrator appointed by the party serving such notice. However, the lessor shall be bound to purchase from the lessee all buildings erected by the lessee upon the said premises at a value which shall take into account the rate of rent payable by him to lessee for the said buildings and the market value of the lessor interest then subsisting under this demise which value shall be fixed. In case of the parties cannot agree then matter shall be referred to the Arbitrator mentioned above.

11. That if and when a dispute arises between the lessor and the lessee in connection with any matter directly or indirectly concerning, or having a bearing upon the demise property so leased by the lessor to the lesser during the lease period, the dispute shall be decided by the Gram Shabha (Deh Magilis)and further to be referred to Arbitration.

16
Sub Divisional Magistrate
Kamah

Each party appointing its Arbitrator unless a sole Arbitrator is mutually agreed upon. The Arbitration proceedings shall be held at a place mutually convenient to both the parties in accordance with the provision of the Arbitration Act. Which may be in force at the time of reference. It is further agreed that any dispute between the two parties shall be decided upon by the two parties at a court which both the parties mutually agreed upon

12. That the expenses on account of stamp duty and registration charge and other related expenses concerning the execution of the lease deed shall be borne by the lessee exclusively and independently.

13. This lease deed is stamped for rupees 3500/= by virtue of e-stamp no. IN-JK-



Dated ___ Feb 2026.









In presence of the Witness Whereof the lessors and the lessee above mentioned have executed this lease deed under these signature in presence of the following witness on the day month and year herein before written.

Description of Parties:-



Party	Name of the Party	Photo	Sign/Thumb Impression
Lessor 1	Mr. Abdul Rasheed s/o Fatah Bhat R/o Hajinar Aadhaar No 551132905143		
Lessor 2	Mr. Sheikh Gulam Hassan S/o Sheikh Gulam Mohd R/o Hajinar Aadhaar No 650952684650.		
Lessor 3	Mr. Haji Mohd Rafiq S/o Ali Parray (Lamberdar) R/o Hajinar Aadhaar No 413612212443		
Lessor 4	Mr. Ghulam Hassan Lone S/o Rustam Lone R/o Hajinar Aadhaar No 546395125519		


Sub Divisional Magistrate
Kamah

Lessor 5	Mr. Haji Qalam Din S/o Raj Wali R/o Hajinar Aadhaar No 390940057511		
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Party	Name of the Party	Photo	Sign/Thumb Impression
Lessor 6	Mr. Mohammad Ashraf S/o Rustam Mir R/o Hajinar Aadhaar No 350462250899		
Lessee	Army Goodwil School, Hajinar through its Principal Aftab Ahmad Khawaja son of Gh Jeelani Aadhaar No. 9973 44919495-resident of Village Dildar Karnah Kupwara Tehsil Karah & Distt Kupwara		
Details of Witness			
Witness 1	Mr Abdul Khaliq S/o Ghulam Mohammad Sheikh R/o Hajinar.		
Witness 2	Mr Ghulam Mustafa S/o Ghulam Hassain Mir R/o Hajinar.		

16
Suo Dimple H. Magistrate
Karnah

Witness 3	Mrlshtiaq Hassan S/o Ghulam Hassan R/o Hajinar.		
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Drafted By _____

16/11/2016
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