



INDIA NON JUDICIAL

Government of Jammu and Kashmir

सत्यमेव जयते

e-Stamp

Certificate No. : IN-JK70437873329930X
 Certificate issued Date : 23-Jul-2025 02:32 PM
 Account Reference : NEA/IMPACC (SV)/ jk12502904/ KUPWARA/ JK-KW
 Unique Doc. Reference : SUBIN-JKJK1250290426818117138541X
 Purchased by : UBAID FIRDOUS RAINA SON OF FIRDOUS SULTAN RAINA
 Description of Document : Article 29(a)(i) Lease exceeding one year
 Property Description : LAND 5 KANAL 12 MARLAS WITH BUILDING SURVEY NO. 3520
 KHEWET NO 364 KHATA NO 1747 SITUATED AT GULGAM
 Consideration Price (Rs.) : 37,59,210
 (Thirty Seven Lakh Fifty Nine Thousand Two Hundred And Ten only)
 First Party : 1 ABDUL SAMAD SHEIKH 2 JAWAHIRA BEGUM
 Second Party : UBAID FIRDOUS RAINA SON OF FIRDOUS SULTAN RAINA
 Stamp Duty Paid By : UBAID FIRDOUS RAINA SON OF FIRDOUS SULTAN RAINA
 Stamp Duty Amount(Rs.) : 2,63,200
 (Two Lakh Sixty Three Thousand Two Hundred only)

Firdous Ahmed Wani
 Stamp Vendor
 Distt. & Session Court, Kupwara
 License No. 732

DEED OF LEASE

This Deed of Lease is made and executed at Kupwara on this 23rd day of July, 2025 by and between-

Abdul Samad Sheikh son of **Mohd Abdullah Sheikh** bearing Adhaar no- 8208 5089 8193 resident of village **Regipora** Tehsil & Distt **Kupwara** and **Jawahira Begum** wife of **Firdous Sultan Raina** bearing Adhaar no-8655 7323 3211 resident of village **Regipora** Tehsil & Distt **Kupwara**- (herein after collectively referred to and called as the "LESSORS" which expression shall mean and include their legal heirs, assignees, successors, administrators, executors e.t.c)

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AND

Ubaid Firdous Raina son of **Firdous Sultan Raina** bearing Adhaar No-7251 6061 9708 resident of Usman Abad **Regipora** Tehsil & Distt **Kupwara**-(Herein after referred to and called as the "**LEESSE**" which expression shall mean and include their legal heirs, assignees, successors, administrators, executors e.t.c)

Whereas among the lessors mentioned above, **Abdul Samad Sheikh** son of **Mohd Abdullah Sheikh** resident of village Regipora Tehsil & Distt Kupwara is the absolute owner and is in possession of the landed Property measuring **04 kanals** and **Jawahra Begum** wife of **Firdous Sultan Raina** resident of village Regipora Tehsil & Distt Kupwara is the absolute owner and is in possession of the landed Property measuring **01 kanal 12 marlas** , thus aggregating to a quantam of land measuring **05 kanals 12 marlas** along with a **building constructed thereon** falling under **Survey No-3520** under **Khewat No-364** and **Khata No- 1747** in the estate **Gulgam** Tehsil & Distt **Kupwara**.

That, the lessors have the good transferable title over the said land/property with all rights, interests, title and possession over the said land, free from all encumbrances.

That, all the property are in peaceful and absolute possession of the lessors and no part of property mentioned above has been let to any other Person, Associations, Body of Associations for any purpose. No part of the subject property has been given in any mortgage, Lease, or as surety or by any means or instruments of transfer of right or interest, there to any other person, Financial Institutions, Govt, Private, Semi-Govt institution. Bank, Office or any Institutions, etc.

That, the lessors, hereby declare that no other person other than them, have any claim whatsoever regarding any right, title, or interest over the scheduled property.

Whereas the lessee is desirous of taking on lease of the said schedule of land more detailed under the Schedule of the Property under the terms and conditions mentioned below for establishment and running an educational institution in the building & over the appurtenant land and the said lessors have agreed to give on lease the said property comprised of land measuring **5kanals 12 marlas** along with a **Building** constructed thereon falling under **Survey No-3520** under **Khewat No-364** and **Khata No- 1747** in the estate **Gulgam** Tehsil & Distt **Kupwara** under the said terms.

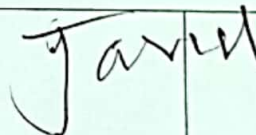
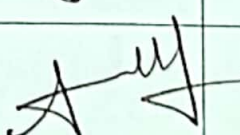
NOW THIS LEASE DEED WITNESSETH AS UNDER: -

That the lessors have given the said property on rent and the lessee has taken the same on lease for a period of 20 years w.e.f **1st of May 2025** at a monthly rent of **Rupees Ninety Thousand (Rs, 90,000/=)** with an increase by **10%** after every **five** years.

2. That the Lessors have handed over the physical possession of the said property to the Lessee on the execution of this Lease deed.
3. That the lease has been granted for a period of 20 years, which is effective from **1st of May 2025**, Which shall be extended after expiry of the lease period subjected to a fresh lease thereafter.
4. That the Lessee shall pay the electricity bill, taxes etc to the concerned authorities.
5. That the Lessee has been before occupying the said property that all the sanitary and electric fittings and fixtures are in good working condition and is satisfied that nothing is broken or missing and the Lessee on vacating the lease premises shall restore them in the same condition subject to normal wear and tear.
6. That the Lessee shall not sublet, assign or part with the possession of the aforesaid rented property in whole or in part under any circumstances
7. That the Lessee shall comply with all the rules and regulation of the local Administration & authorities.
8. That the Lessee shall carry out any addition or alteration in the structures and premises or otherwise with prior consent of Lessors.
9. The Lessee shall have the right to mortgage, charge or encumber its leasehold interest in the property as security for **Financial Borrowing**, provided;
 - i) The lessor is given prior written notice of such mortgage/charge.
 - ii) The Mortgagee shall not acquire any rights greater than those of the lessee under this lease.
 - iii) The lessee remains solely liable for all obligations under this lease, irrespective of such mortgage/charge.
 - iv) The lessor shall **not unreasonably withhold consent for such mortgage**, provided it does not adversely affect the lessor's rights.
10. That day-to-day repairs such as replacement of fuses and elements setting right, leakages in water taps etc. are to be carried out by the Lessee at his own costs.
11. That the Lessee shall permit the Lessor or his agents or representatives to enter upon the leased premises for inspection and to carry out the repairs etc. at reasonable time as and when necessary.
12. Whereas the if Lessee intends to vacate the premises then he will give **Sixty (60)** days written notice to the Lessor and vice-versa .
13. That in case, if the period of lease is extended for a further period as mutually agreed between the parties on the terms and conditions as given above then the fresh Lease Deed shall be executed.

In witness whereof the parties hereto have hereunto set and subscribed their respective hands and seals after understanding the contents of this Deed of Lease today on the 23rd day of July 2025 & execute this lease deed accordingly.

Party Description-

S.no	Name of Party	Photo	Sign/ Thumb impression
Lessor 1	Abdul Samad Sheikh son of Mohd Abdullah Sheikh bearing Adhaar no- 8208 5089 8193 resident of village Regipora Tehsil & Distt Kupwara		
Lessor-2	Jawahira Begum wife of Firdous Sultan Raina bearing Adhaar no- 8655 7323 3211 resident of village Regipora Tehsil & Distt Kupwara		
Leesse	Ubaid Firdous Raina son of Firdous Sultan Raina bearing Adhaar No-7251 6061 9708 resident of Usman Abad Regipora Tehsil & Distt Kupwara		
Details of witness			
Witness-1	Javid Ahmad Malik S/o Mohd Afzal Malik R/o Gulgam, Kupwara		
Witness-2	Irshad Abdullah Mir S/o Mohd Abdullah Mir R/o Frehgam, Kupwara.		

Drawn and Drafted by- Adv Naseer Ahmad Bhat  **Naseer Ahmad Bhat**
Advocate
J&K High Court (Srinagar)

Lic.No- 429/17

