

2032 Lease 99 yrs, Value 406000, Stamp 2000, Adityapur 1955



झारखण्ड JHARKHAND

A 016188

दस्तावेज जो एक महापत्र

मूल्यांकन सुची में जोड़ा गया



दस्तावेज में उल्लिखित गुण
प्रतिबद्ध नहीं हैं

Shio Lakhon Singh
31/7/2020

उपस्थापित दस्तावेज में लक्ष्यकारी
की जाति... अंकित है। यह जाति
C.N.T Act 1908 की धारा 481(B) के
अन्तर्गत नहीं है।

जोचकता

**TRANSFER OF HOUSE
ON PERPETUAL LEASE HOLD BASIS**

निबन्ध-21 का जर्जीन प्राहम
भारतीय स्टाव्य अधिनियम
(इण्डियन स्टाव्य एक्ट-1908) की
अनुसूची-1 बा 1 (क) से 300...
अर्थात् जर्जीन प्राहम स्टाव्य सहाय्य या
स्टाव्य मुक्त से विमुक्त या
स्टाव्य मुक्त अपेक्षित नहीं।

This deed of lease is made the 20th day of July
of the 2020 (Two thousand twenty) the Jharkhand State Housing
Board (hereinafter referred to as the Board which expression shall
unless the context does not admit include its successor, executor,
administrator and permitted assigns) of the one part through
SRI GEORGE KUMAR, Manager Estate, Jharkhand State
Housing Board, Ranchi AND SRI SHIO LAKHAN SINGH,
S/O LATE RAJENDRA SINGH, Address S. I. H. S. House No.
139/2-1 Adityapur Housing colony, P. O. Adityapur, P. S. Adityapur,
Distt. Saraikela Kharsawan (hereafter after referred to as the
lease which expression shall unless the context does not so admit
include his heirs, executor successors and permitted assigns)
of the other part

Shio Lakhon Singh
31/07/2020

..... 2020 निबन्धन धराधिकारी
Fechar
A/C 1218/20
E. 2000/20
3218/20

Reference - Blance
Reference - North Star
MANAGER ESTATE
Jharkhand State Housing Board
Ranchi

9204600920 S.L.

Mr. Debansu 8002283663 ✓

S.L. Singh

2032 Lease for 99 yrs, Value 406000, Stamp 2000, Adityapur 1955



झारखण्ड JHARKHAND

A 016188



इस्तावेज जो एक सही प्रमाण है

मूल्यांकन नहीं जांच किया

इस्तावेज में उल्लिखित मुझे
प्रतिबद्ध नहीं है

Shio Lakhon Singh
31/7/2020

उपस्थापित इस्तावेज में लक्ष्यकारी
की जाति..... जफित है। यह जाति
C.N.T Act 1908 की धारा 461(B) के
अन्तर्गत नहीं है।

जायदरता

नियम-21 के अधीन प्राहम
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 का 1 (क) 1000 के
अधीन स्थापित स्टाम्प सहित या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं।

**TRANSFER OF HOUSE
ON PERPETUAL LEASE HOLD BASIS**

This deed of lease is made the 20th day of July
of the 2020 (Two thousand twenty) the Jharkhand State Housing
Board (hereinafter referred to as the Board which expression shall
unless the context does not admit include its successor, executor,
administrator and permitted assigns) of the one part through
SRI GEORGE KUMAR, Manager Estate, Jharkhand State
Housing Board, Ranchi AND SRI SHIO LAKHAN SINGH,
S/O LATE RAJENDRA SINGH, Address S. I. H. S. House No.
139/2-1 Adityapur Housing colony, P. O. Adityapur, P. S. Adityapur,
Distt. Saraikela Kharsawan (hereafter after referred to as the
lease which expression shall unless the context does not so admit
include his heirs, executor successors and permitted assigns)
of the other part.

Shio Lakhon Singh
31/07/2020

Fecharal
AW/1218/10
E 2000/10
3218/10

20/7/20
MANAGER ESTATE
Jharkhand State Housing Board
Ranchi

S.L. Singh



झारखण्ड JHARKHAND

A 016189

Whereas on an application made by the lessee the board has in its letter no. 62/Aa dated 05.12.1989 allotted S. I. H. S. House No. 139/2-1 situated at Adityapur Colony Constructed under the Integrated Subsidised Industrial Housing Scheme to the Lease in accordance with the decision taken by Jharkhand State Housing Board in the light of Central and State Government order the full particular of which has been given in the scheduled hereunder at the total tentative cost determined at the time of allotment Rs. 25,250.00 (Rupees Twenty five thousand two hundred fifty) only and ground rent amounting to Rs. 424.00 (Rupees Four hundred twenty four) only in the Housing Colony of the Board at Adityapur, P. O. Adityapur, P. S. Adityapur, Distt. Saraikela Kharswan.

And whereas the lessee in acceptance of the term and condition of the aforesaid allotment order of the Board as out of his free will and desire has paid off the entire tentative cost/ premium of the aforesaid S. I. H. S. House No. 139/2-1 as determined and communicated by the board to the lessee and has promise to pay the further remaining amount of the cost/ premium of the House allotted to the Lessee ass and when called upon by the board to do so.

And whereas the lessee in his / her application dated Nil has requested the Board to transfer the aforesaid allotted S. I. H. S. House No. 139/2-1 finally on perpetual lease hold basis in his / her favour as also for giving the delivery of possession of the said allotted S. I. H. S. House No. 139/2-1 to him.

2

20/7/20
MANAGER ESTATE
Jharkhand State Housing Board
Ranchi

Singh

S.L. Singh

Shiv Lalohan Singh
31/7/2020

And whereas the Board of the basis of the aforesaid application of the lessee as also in pursuance of its own allotment Letter no. 62/Aa dated 05.12.1989 Registered Agreement on dt. 02.08.1991 and Registrar Saraikela Kharsawan has agreed to transfer the aforesaid S. I. H. S. House No. 139/2-1 on perpetual lease hold basis in his / her favour.

The number of the house assigned the Housing Board's Adityapur, Jamshedpur, S. I. H. S. House No. 139/2-1 is being finally transferred in favour of the purchaser vide Jharkhand State Housing Board's permission letter no. 346/Aa, dated 10.07.2020.

Now, therefore this deed witnesseth and the parties hereby agree that in consideration of the cost of Rs. 25,250.00 (Rupees Twenty five thousand two hundred fifty) only and already paid by the lessee in respect of the transfer of the aforesaid S. I. H. S. House No. 139/2-1 at Adityapur Colony P. O. Adityapur, P. S. Adityapur, Distt. Saraikela Kharsawan perpetual lease hold basis in his / her favour before the execution of these present (the receipt whereof the board acknowledges) and of the rent hereinafter reserved the aforesaid S. I. H. S. House No. 139/2-1 the full particular of which 90 (Ninety) years subject to the terms and conditions herein after appearing.

1. That the leases who is already in occupation of aforesaid S. I. H. S. House No. 139/2-1 on Hire Purchase basis will be given the formal possession letter after he has completed all formalities paid all dues demanded and executed and got this deed registered as per the Board's requirement at his own cost.
2. That the House is given on "As is where is" basis and the Board will not entertain any complaint whatsoever relating to the said property, circumstance, quality of material used workmanship or any other matter.
3. A. That the total cost/premium indicated above is according to the present estimate and hence purely tentative. The lessee shall have to pay the board such additional amount without any question and when called upon by the Board which become payable due to increase in total cost/premium on account of increase in the cost of development of on account of additional compensation payable to erstwhile owner of the land under subsequent order to law court in claim cases arising our land acquisition proceeding or on account of final costing/valuation of the said house or otherwise either in

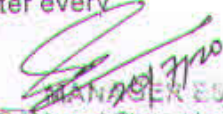
Shri Lachon Singh
31/07/2020


MANAGER ESTATE
Jharkhand State Housing Board
Ranchi
S. L. Singh

installment or in one lump sum within the period specified by the board. The lessee shall under no circumstance be entitled to demand any account relating to the cost or to question or dispute it which shall be fixed and determined by the Board in its sole discretion.

- B. That the lessee shall be liable to pay such charge if any incurred by the Board on Maintenance of road, water supply, drainage, street lighting and other services and amenities within the Housing Estate.
- C. That lessee shall also the acquiring the lease hold right of the land jointly with co-holder and shall have the right of the use of all the common services and facilities (land on which the block stand, approach stair hall, terrace, common drain, common electrical connections) along with the other co-holders of the building subject to such land regulation as may be framed in accordance with the decision of the board or of the Managing Director of the Board on behalf of the Board.
- D. That the Board or such agency as it may decide shall be responsible for maintenance, running, control and regulation of use of common portion and common service of each block in housing estate and it shall be the duty of each agency to administer these common portion and common services. The lessee shall be liable to the Board or the special agency such charges for the purpose as may be decide by the board or the special agency. In case of failure on the part of the lessee to make such payment the Board shall have the power to recover such amount as arrears of land revenue.
- E. That the lessee along with the other co-holders of a block of the house/tenements shall be responsible for the external maintenance of the entire block and for the maintenance of the common services and facilities at their own cost.
4. That the lessee shall pay the ground rent from 1989 to 2012 to the board a sum of Rs. 1.00 only i.e. Rs. 24.00 and for the year 2013 to 2020 of Rs. 50.00 i.e. Rs. 400.00 per annum per unit and Total Amount Rs. 424.00 and allotte deposit of Rs. 424.00 for the House/Flats/tenements. The Board reserve the right to revise the ground rent after every 30 (thirty) years.

Shiv Lal Singh
31/07/2020


MANAGER ESTATE
Jharkhand State Housing Board
Ranchi
J.L. Singh

5. That the interest at the rate of 1% (one) percent per month shall be charged on all the dues if remaining due even after the execution of these present either in respect of cost or ground rent for the period of default.
6. That the lessee shall make no alteration or addition upon the said premises without the written permission or sanction of the board by submitting a plan as also without obtaining writing permission of the municipal or other autho Adityapuries in accordance with the provision of law for the time being in force. In case the lessee tends to rebuilt the house permission may be given by the board but in no case he would be allowed to extend the plinth area. In case of the double stories house lessee may be permitted to add the first floor only. But it would be the sole discretion of the board to grant or refuse such permission.
7. The premises will be used only for the residential purpose and not for any other purpose.
8. That the lessee shall pay from the first day of the month in which he as been given possession of the said premises or Rent, ground rent, municipal and water charges; electricity charges and such other taxes and charges payable for the said allotted house to the authorities concerned in accordance with the provision of law.
9. That the lessee shall not keep any animal or poultry in the said house whatsoever it may be.
10. That the lessee shall maintain the allotted premises at his own cost and keep in in a good repair.
11. That the said allotted house shall be used exclusively for the residential purpose.
12. That the lessee shall not encroach upon the adjoining land beyond the area and size mentioned in the scheduled appended to the agreement and lessee deed and shall not violate the prescribed set back and spaces at sides, front and rear within the area settled with him.
13. That the lessee shall not sell, transfer, exchange right by way of mortgage, assigns or sublet or otherwise part with the possession of the whole or any part of the premise at least for period of 10 (ten) years from the date of execution of these lease and without the previous consent of the board in Adityapur which the board shall be entitled to refuse in its sole discretion or in the event of consent being given may impose such term and condition as at think fit

S.Mo Lakhon Singh

31/7/2020

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MANAGER ESTATE
Markhand State Housing Board
Rancht



S.L. Singh

and the board shall be entitled to claim and recover a portion of unearned increase in the value of (i.e. difference between the premium/cost paid and the market value land and the premises) at the time of sale, mortgage transfer by way of gift, assignment or parting with the possession the amount to be recovered being 50% (fifty percent) of the unearned increase. The decision of the board regarding the market value of the land/the premises shall be final. The board shall also have the pre-emptive right to take back (purchase) the premises from the lessee after paying an amount equal to the disposal price paid by the lessee less/depreciation and 50% of the unearned increase in the value of the land determined in the manner indicated above.

14. That the lessee shall permit the officer and the staff of the board having jurisdiction over the area concerned to enter upon the allotted premises of the lessee and inspect the same from time to time to ensure strict adherence to the term and condition of this deed and shall provide reasonable facilities to them for the said purposes.
15. That the lessee agree with the right of the board to recover all or any of the dues payable even to recover all or any of the dues payable even after the execution of these present to the board saw public demand under the provision of the Jharkhand and Orissa public demand Recovery Act, 1914.
16. That without prejudice to the board's right under any other law/rules and regulation and besides recovering the amount if remaining due to the board along with interest and damage the board shall have in addition the right to cancel the allotment/settlement of the House made in favor of the lessee and to evict him from the allotted house and resume possession thereof in the event of any one or more of the following:-
 - A. Non-compliance on the part of the lessee of any of the term and condition of this deed.
 - B. Violation of any of the term and condition prescribed in the rules and regulation of the Board in this regard.
 - C. Default in payment of any arrear amount if remaining due for payment to the Board for a period of more than six month for the date of demand by the board.
 - D. If it is found that the lessee is Farzidar and has taken settlement on behalf of any other person or persons.

S.L. Singh

Shiv Lakhan Singh
31/07/2020

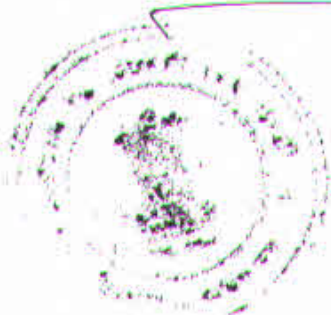

MANAGER ESTATE
Jharkhand State Housing Board
Ranchi


- E. If it is found that subsequent that the allotment/settlement has been taken by furnishing false information or affidavit or concealing any material facts.
17. That in the event of termination of the lease either on account of its cancellation or on account of non-compliance with the term and condition of the lease and after non-renewal on the expiry of the present term of the board shall have the right to take over the possession of the house of payment of such compensation as may be determined by the board.
18. That one matter not specifically stipulated in the deed or provided for in the relevant rules and regulation of the board or in case any dispute doubt or question arises between the lessee and the board then and in such event every such case shall be referred for arbitrations to the Managing Director of the board acting as such at the time and his decision in this regard shall be final and binding on both the parties and shall not be liable to be questioned in any Court of Law.

Shri Lakhon Singh
31/07/2020


MANAGER ESTATE
Jharkhand State Housing Board
Ranchi





S. L. Singh

In witness where of the parties have signed this deed on the dated, months, and years respectively mentioned under their signatures:-

Witness:-

1. Signature: Simon Lakra.

Address: Jharkhand State Housing Board, Ranchi

2. Signature: Shari Lakra

Address: J. S. H. B. Ranchi.



Devaranhu Shekhar
31/07/2020

Signature of the Officer for and on behalf of
The Jharkhand State Housing Board, Ranchi

MANAGER ESTATE
Signature of the Officer for and on behalf of
The Jharkhand State Housing Board, Ranchi

Signature: DEVARANHU SHEKHAR 31/7/2020

Address: P. 41, K-ROAD, BISTUPUR,
JAMSHEDPUR, SINGHBHUM (EAST),
JHARKHAND.- 831001

2. Signature: BANSHI DHAR Singh. 31/7/2020

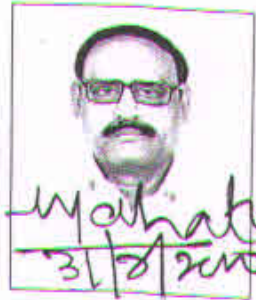
Address: P. 14, K-ROAD, BISTUPUR,
JAMSHEDPUR, SINGHBHUM (EAST)
JHARKHAND-831001

Shri Lakhan Singh.
Signature of the Lessee 31/07/2020
S.L. Singh.

SCHEDULE

Details of the S. I. H. S. House Allotted.

1. Mohalla : Adityapur
2. Town : Jamshedpur
3. P.O. : Adityapur
- P. S. : Adityapur
- Distt. : Saraikela Kharsawan
4. House No. Assigned by the Board: S. I. H. S. House No. 139/2-1
5. Housing Board Letter No. 62/Aa dt. 05.12.1989
6. Date of Agreement : 02.08.1991
7. Housing Board Permission Letter No. 346/Aa dt. 10.07.2020
8. Date of possession : Being tenant occupied earlier.
9. Area of Land in the Building : 19' - 6" x 54' - 0" = 1053 Sft.
(One thousand fifty three) Sft.
10. Boundary: North : 30" - 0" Wide Road
 South : Board's Land
 East : Board's Land
 West : S. I. H. S. House No. 139/2-2
11. Sketch : Map Attached



Signature: *Shio Lakhan Singh*
Date: 31/7/2020

Shio Lakhan Singh
31/7/2020



Shio Lakhan Singh
31/7/2020
Signature of Lessee.

MANAGER, ESTATE
Jharkhand State Housing Board
Signature of the Officer for and on behalf of
The Jharkhand State Housing Board, Ranchi

Certified that the Original Deed are the
Exact copy of each other and each contain 2,274 words.

Certified that the finger print of the left hand of
The Purchaser whose photograph is affixed in the document has
been obtained by me or before me.

S.L. Singh

Lamohan Mahapatra
No. 134/12
Advocate
31/7/2020

कार्यपालक अभियंता का कार्यालय,
झारखण्ड राज्य आवास बोर्ड, जमशेदपुर प्रमंडल।

Phone : 0657-2370303, e-mail : ecjshhbbsrilly@gmail.com

पत्रांक :

जमशेदपुर, दिनांक :

प्रेषक,

कार्यपालक अभियंता,
झारखण्ड राज्य आवास बोर्ड,
जमशेदपुर प्रमंडल।

सेवा में,

जिला अवर निबंधक,
निबंधन कार्यालय,
सरायकेला-खरसावां।

विषय :- आदि ८५५२ स्थित मकान/ फ्लैट/ भूखण्ड संख्या- 139/2-1

का अन्तिम लीज संबंधी डीड का निबंधन।

प्रसंग :- बोर्ड के पत्रांक- 365/2019 दिनांक- 20/7/2020

महाशय,

उपर्युक्त विषयक आदि ८५५२ स्थित मकान/ फ्लैट/ भूखण्ड संख्या- 139/2-1 का अन्तिम लीज संबंधी बोर्ड मुख्यालय से डीड प्राप्त हुआ है, जिसे निबंधन हेतु जिला अवर कार्यालय श्री दशरथ चक्रवर्ती के माध्यम से भेजा जा रहा है।

श्री दशरथ चक्रवर्ती आवास बोर्ड का प्रतिनिधित्व करेंगे।

अनुलग्नक :- मूल डीड की एक प्रति
स्थल प्लान के साथ।

विश्वासभाजन

ह0/-

कार्यपालक अभियंता

ज्ञापक- 430

दिनांक- 30/7/2020

प्रतिलिपि, श्री शिव लाल सिंह, अकाउंट नं०- 139/2-1

आदि ८५५२ / श्री दशरथ चक्रवर्ती आवास बोर्ड,
जमशेदपुर को सूचनार्थ प्रेषित।

S.L. Singh.

Shiv Lal Singh
30/07/2020

Sr.NO

Party Name and Address

Photo FingerPrint Signature

1

DEVANSHU SHEKHAR

S/o-D/o SHIO LAKHAN SINGH

Address1 - P-41, K ROAD, BISTUPUR, JAMSHEDPUR, DIST- EAST SINGHBHUM, Address2 -

... Jharkhand

PAN No.:



Devanshu Shekhar
08/08/2020

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | BANSHI DHAR SINGH Address1 - P-41, K ROAD, BISTUPUR, JAMSHEDPUR, DIST- EAST SINGHBHUM, Address2 - ... Jharkhand | | | |

Signature of Operator

Seal and Signature of Registering Officer
जिला अवर निबंधक
सरायकेला -खरसात

Above signature & thumb Impression are affixed in my presence.





Above mentioned, (DASHRATH KARUA), has/have admitted the execution before me. He/ She/ They has / have been identified by (DEVANSHU SHEKHAR) Son/Daughter/Wife of (SHIO LAKHAN SINGH) resident of (P-41, K ROAD, BISTUPUR, JAMSHEDPUR, DIST- EAST SINGHBHUM) and by occupation (Cultivation).

Signature of Registering Officer

Date:- 08-Aug-2020

Seal and Signature of Registering Officer
जिला अवर निबंधक
सरायकेला -खरसात

Execution by ...
and is duly registered and
made in this office under Section 30
Act XVI of 1908, F.O. ...
and Signature
S.L. Singh
08/08/2020

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|---|--------------------|---|-------------------|------------------|---|---|--------------------------------------|
| 1 | DASHRATH KARUA Address1 - JHARKHAND STATE HOUSING BOARD ADITYAPUR, Address2 - ... Jharkhand PAN No.: Permission Case No.- | Yes | Dashrath Karua Address:- Qtr No-7 Housing Colony, , Road No-13, Adityapur-1, Adardih, , Seraikela-Kharsawan, 831013, , Jharkhand, India | | LESSOR Age: |  |  | <i>Dashrath Karua</i> 8/08/2020 |
| 2 | SHIO LAKHAN SINGH Address1 - S.I.H.S. HOUSE NO. 139/2-1, ADITYAPUR HOUSING COLONY, P.O.- ADITYAPUR, P.S.- ADITYAPUR, DIST- SERAIKELLA-KHARSWAN, Address2 - ... Jharkhand PAN No.: Permission Case No.- | Yes | Shio Lakhan Singh Address:- QUARTER NO- P-41, , K ROAD, BISTUPUR, P.O- BISTUPUR, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India | | LESSEE Age:59 |  |  | <i>Shio Lakhan Singh</i> 08/08/20 |

Identification:

Sr.NO

Party Name and Address

Photo

FingerPrint

Signature

S.L. Singh



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000060256

| | |
|-------------------|--|
| Deed Type | Lease |
| Number of Pages | 50 |
| Fee Details | Stamp Duty :- Rs. 1624, E :- Rs. 2000, SP :- Rs. 750, A1 :- Rs. 1218, |
| Property No. | 1 |
| Valuation Details | Value :- Rs.3043170/- , Transaction Amount :- Rs.0/- |
| Property Details | District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Adityapur Ward No. 16 Location :- Other Road, Adityapur Ward No. 16 Village Code 129 Property Boundaries :- East: BOARD'S LAND, West: S.I.H.S. HOUSE NO, 139/2-2, South: BOARD'S LAND, North: 30' - 0" WIDE ROAD Volume Number - 2 Page Number - 2 Area Of Land :- 0.00 Decimal 1053.00 Square Feet |

Sh./Smt.DASHRATH KARUA s/o/d/o/w/o has presented the document for registration in this office

today dated :- 08-Aug-2020 Day :- Saturday Time :- 12:09:42 PM



DASHRATH KARUA(Govt. /Semi Govt. Department)

| Party Name | Document Type | Document Number |
|----------------|---------------|-----------------|
| DASHRATH KARUA | PAN/UID | 703854914418 |

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|------------------------|--------------------|---------------|-------------------|------------|-------------|--------------|-----------|
|-------|------------------------|--------------------|---------------|-------------------|------------|-------------|--------------|-----------|



Document Registration Summary 1

Date : 08-Aug-2020

- Government/Market Value: ₹3043200/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹2000/-

On Date 08-08-2020 Presented at SRO - Saraikele
Signature of Presenter

SRO - Saraikele

Dashrath Karua
8/08/2020

Receipt : 345679

Receipt Date : 08-08-2020

Presenter Name : -

E ₹2000

SP ₹750

A1 ₹1218

Stamp Duty ₹2000

Total ₹5968

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|---------------|---|----------------|
| Stamp Duty | 1624 | 2000 | -376 | Stamp Paper | | Stamp Number : A 016188 016189 | 2000 |
| E | 2000 | 2000 | 0 | GRAS | DashrathKarua | GRN Number ; 2001548488 DEPT Transaction Id : c8b19d6d8261c3e46603 Transaction Type : | 2000 |
| SP | 750 | 750 | 0 | GRAS | DashrathKarua | GRN Number : 2001548488 DEPT Transaction Id : c8b19d6d8261c3e46603 Transaction Type : | 750 |
| A1 | 1218 | 1218 | 0 | GRAS | DashrathKarua | GRN Number : 2001548488 DEPT Transaction Id : c8b19d6d8261c3e46603 Transaction Type : | 1218 |
| Sub Total | 5592 | 5968 | -376 | | | | |

Article / Lease Number of Pages : 50

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

S.L. Singh



Pre Registration Docket

Date :- 31-07-2020 03:35 pm

4-8-20

Office Name :-

Token No:- 20200000060256

| | |
|-----------------------|-------------|
| Article | Lease |
| Pre Registration Date | 31-Jul-2020 |
| No. Of Pages | 25 |
| Stamp Duty | 1624 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 3,968. |

Property Id: 367596

| Valuation No. : 483554 / 2020 | :- 2020-2021 | User Id : 3210 | Date : 31-July-2020 15:19:PM |
|---|---|--------------------------------------|------------------------------|
| State : Jharkhand | District : SaraikelaKharsawan | Tahsil : Gamharia | |
| Land Type : Urban | Corporation : Adityapur Notified Area Committee | Village/City : Adityapur Ward No. 16 | |
| Adityapur Ward No. 16 Village Code 129 - Other Road | | | |
| Volume Number - 2 | | | |
| Page Number - 2 | | | |
| Construction Type :DELUXE | | | |
| Property Rates | | | |
| Residential construction (N) | | | |
| ₹2890/- Square Feet | | | |
| Valuation Rule : Residential Construction | | | |
| Property Details | | | |
| 1 | Land area | 0 Decimal | |
| 2 | Area of Constructed Property | 1053 Square Feet | |
| 3 | Have Depreciation certificate | Yes | |
| 4 | Age | 0 to 10 Years | |
| 5 | Certificate number | | |
| 6 | Residential Usage Type | Flat | |
| 7 | GST NUMBER | | |
| 8 | Builder Name | | |
| 9 | Builder Address | | |
| Calculation Details | | | |
| Sr.No. | Description | Calculation | Total |
| 1 | Constructed Property Valuation | 1. 1053 x 2890=3043170 | ₹30,43,170/- |
| A | Total | | ₹30,43,170/- |
| Note : Final Valuation is Rounded to Next 100/- | | | |
| Total Valuation (A) | | | ₹30,43,200/- |
| Total Amount in Words : Thirty Lakhs Forty Three Thousands Two Hundred Rupees Only. | | | |

Land measurement,
Sub Part and House
No.

Property Boundaries

East: BOARD'S LAND, West: S.I.H.S. HOUSE NO. 139/2-2, South: BOARD'S LAND, North: 30' - 0" WIDE ROAD.

S.L. Singh

Transaction Success! Please Note Your Transaction Id.

| | |
|----------------|----------------------|
| Name | DashrathKarua |
| Token No | 20200000060256 |
| Amount | 3968 |
| Transaction ID | c8b19d6d8261c3e46603 |
| GRN | 2001548488 |
| CIN | 10002162020073104265 |
| Time | 2020-07-31 15:37:24 |

2

30/7

Dashrath Karua
31/7/2020



S.L. Singh



कार्यपालक अभियंता का कार्यालय,
झारखण्ड राज्य आवास बोर्ड, जमशेदपुर प्रमंडल।

Phone : 0657-2370303, e-mail : ejshbjsrdlx@gmail.com

पत्रांक :

जमशेदपुर, दिनांक :

प्रेषक,

कार्यपालक अभियंता,
झारखण्ड राज्य आवास बोर्ड,
जमशेदपुर प्रमंडल।

सेवा में,

जिला अवर निबंधक,
निबंधन कार्यालय,
सरायकेला-खरसावां।

विषय :-

आदि ८५५२ स्थित मकान/ फ्लैट/ भूखण्ड संख्या- 139/2-1
का अन्तिम लीज संबंधी डीड का निबंधन।

प्रसंग :-

बोर्ड के पत्रांक- 365/अ० दिनांक- 20/7/2020

महाशय,

उपर्युक्त विषयक आदि ८५५२ स्थित मकान/ फ्लैट/
भूखण्ड संख्या- 139/2-1 का अन्तिम लीज संबंधी बोर्ड मुख्यालय से डीड
प्राप्त हुआ है, जिसे निबंधन हेतु निबंधन कार्यालय श्री दशरथ चरसावां
के माध्यम से भेजा जा रहा है।

श्री अना ३१ आवास बोर्ड का प्रतिनिधित्व करेंगे।

अनुलग्नक :- मूल डीड की एक प्रति
स्थल प्लान के साथ।

विश्वासभाजन

ह0/-

कार्यपालक अभियंता

ज्ञापांक- ५००

दिनांक- 30/7/2020

प्रतिलिपि, श्री शिव लक्ष्मी सिंह, मकान सं- 139/2-1

आदि ८५५२ / श्री दशरथ चरसावां आवास बोर्ड,

जमशेदपुर को सूचनार्थ प्रेषित।

S.L. Singh

शिव लक्ष्मी सिंह
30/07/2020
कार्यपालक अभियंता



झारखण्ड साहित्य

नगर विज्ञान एवं जागतिक विभाग

झारखण्ड राज्य आवास बोर्ड

हरमू, राँची, झारखण्ड - 834002

Phone: 0651-2241977, mail: rtd.jahb@gmail.com

क्र :- 05/आ0-52/2020... 3/16/31

राँची, दिनांक 10/07/2020

सेवा में

मू.सम्पदा पदाधिकारी,
झारखण्ड राज्य आवास बोर्ड, राँची।

श्री शिव लखन सिंह,
सहाय्य औद्योगिक मकान सं०- 139/2-1,
आदित्यपुर, जमशेदपुर।

विषय :- आदित्यपुर में आवंटित सहाय्य औद्योगिक मकान संख्या 139/2-1 के अंतिम हस्तांतरण की अनुमति के संबंध में।

महोदय/महोदया,

उपर्युक्त विषयक कार्यपालक अभियन्ता के पत्र संख्या- 371 दिनांक 07.07.2020 के प्रसंग में कहना है कि झारखण्ड राज्य आवास बोर्ड द्वारा आदित्यपुर में आवंटित सहाय्य औद्योगिक मकान संख्या- 139/2-1 की कुल औपबंधिक कीमत 25,250.00 रूपया होता है। आपके द्वारा मूल एवं सूद सहित 37,206.00 (तीस हजार दो सौ छः) मात्र का भुगतान किया जा चुका है। उक्त औपबंधिक कीमत के आधार पर आपको अंतिम हस्तांतरण की अनुमति दी जाती है। उपर्युक्त कुल कीमत के अनुसार उचित कीमत के स्टाम्प पेपर पर (अतिरिक्त दो प्रतियों में) में एवं एक प्रति रोयल एक्जक्यूटिव बॉर्ड पेपर पर अर्थात् चार प्रतियां नमूना के अनुरूप तैयार करवाकर एवं स्थल स्थान की चार प्रतियां डेप्युटी क्लर्क पर हस्ताक्षर कर दाखिल करें ताकि अंतिम हस्तांतरण को कार्रवाई की जा सके। इसके अलावे ग्राउन्ड रेंट के मद में वर्ष 1989 से 2012 तक प्रतिवर्ष 1/- रु० की दर से 24/- रूपये एवं वर्ष 2013 से 2020 तक 50/- रु० के दर से 400/- रु० इस प्रकार कुल 424/- रूपया जमा कर प्रमाण प्रस्तुत करें।

- अंतिम हस्तांतरण/निबंधन के समय निम्नलिखित अतिरिक्त कागजात भी समर्पित करें :-
 - (क) भारत निर्वाचन आयोग का पहचान पत्र (अभिप्रमाणित प्रतिलिपि)
 - (ख) पारिवारिक राशन कार्ड की अभिप्रमाणित प्रति।
 - (ग) आयकर विभाग द्वारा निर्गत पैन/पहचान पत्र की अभिप्रमाणित प्रति।
 - (घ) संबंधित कार्यपालक अभियन्ता से तीन अभिप्रमाणित पासपोर्ट साईज की फोटो अभिप्रमाणित हस्ताक्षर के साथ।
 - (ङ) उपरोक्त क, ख, ग में कोई एक कागजात अवश्य दाखिल करें।
- कम '1' एवं '2' के कागजातों के साथ दो गवाह लेकर अधोहस्ताक्षरी के समक्ष हस्ताक्षर करें।

जापाक 3/16/31 राँची दिनांक 10/07/2020

प्रतिलिपि : कार्यपालक अभियन्ता, झारखण्ड राज्य आवास बोर्ड, जमशेदपुर, प्रमंडल को सूचनाय एवं आवश्यक कार्रवाई हेतु प्रेषित।

S.L. Sarda

विप्रेक्षक
मू.सम्पदा पदाधिकारी
दिनांक 10/07/2020

मू.सम्पदा पदाधिकारी
दिनांक 10/07/2020



कार्यपालक अभियंता का कार्यालय,
झारखण्ड राज्य आवास बोर्ड, जमशेदपुर प्रमंडल।

Phone : 0657-2170101, e-mail : cpshbbsr@ujwail.com

पत्रांक : 430

जमशेदपुर, दिनांक : 30/7/2020

प्रेषक,

- कार्यपालक अभियंता,
झारखण्ड राज्य आवास बोर्ड,
जमशेदपुर प्रमंडल।

सेवा में,

जिला अवर निबंधक,
निबंधन कार्यालय,
सरायकेला-खरसावा।

विषय :- आदिवासी स्थित मकान/ फ्लैट/ भूखण्ड संख्या- 139/2-1
का अन्तिम लीज संबंधी डीड का निबंधन।

प्रसंग :- बोर्ड के पत्रांक- 365/2020 दिनांक- 20/07/2020

महाशय,

उपर्युक्त विषयक आदिवासी स्थित मकान/ फ्लैट/
भूखण्ड संख्या- 139/2-1 का अन्तिम लीज संबंधी बोर्ड मुख्यालय से डीड
प्राप्त हुआ है, जिसे निबंधन हेतु निबंधन कार्यालय श्री स. ल. सिंह के
माध्यम से भेजा जा रहा है।

श्री स. ल. सिंह आवास बोर्ड का प्रतिनिधित्व करेंगे।

अनुलग्नक :- मूल डीड की एक प्रति

स्थल प्लान के साथ।

S. L. Singh

विश्वासभाजन
Singh
30/07/2020
कार्यपालक अभियंता



झारखण्ड सरकार
नगर विकास एवं आवास विभाग
झारखण्ड राज्य आवास बोर्ड
हरमू, राँची, झारखण्ड - 834002

Phone: 0651-2241929, 2247205, 6666679, e-mail: md.jshb@gmail.com

पत्रांक :- 05/आ0-52/2020.....

राँची, दिनांक

प्रेषक,

भू-सम्पदा पदाधिकारी,
झारखण्ड राज्य आवास बोर्ड,
राँची।

सेवा में,

कार्यपालक अभियन्ता,
झारखण्ड राज्य आवास बोर्ड,
जमशेदपुर।

विषय :-

आदित्यपुर स्थित सहाय्य औद्योगिक मकान संख्या- 139/2-1 का अंतिम हस्तान्तरण हेतु डीड का निबंधन के संबंध में।

महाशय,

उपर्युक्त विषयक आदित्यपुर स्थित सहाय्य औद्योगिक मकान संख्या- 139/2-1 के आवटी श्री शिव लखन सिंह द्वारा दाखिल किया गया डीड एवं स्थल प्लान पर हस्ताक्षर कर आवश्यक कार्रवाई हेतु भेजा जा रहा है।

अतः उक्त डीड का निबंधन कर बोर्ड मुख्यालय को संसूचित करें।

अनुलग्नक :- यथोक्त।

विश्वासभाजन

८०१-

भू-सम्पदा पदाधिकारी

ज्ञापांक 365/310 / राँची, दिनांक 20/07/2020

प्रतिलिपि: जिला अवर निबंधक, निबंधन कार्यालय, सरायकेला-खरसाँवा को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

S. L. Singh

भू-सम्पदा पदाधिकारी
20/7/2020



झारखण्ड सरकार
नगर विकास एवं आवास विभाग
झारखण्ड राज्य आवास बोर्ड
हरमू, राँची, झारखण्ड - 834002

Phone : 0851-2241929, 2247205, 6566679, e-mail : md.jsrb@gmail.com

पत्रांक :- 05/आ0-52/2020.....

राँची, दिनांक

प्रेषक,

भू-सम्पदा पदाधिकारी,
झारखण्ड राज्य आवास बोर्ड,
राँची।

सेवा में,

कार्यपालक अभियन्ता,
झारखण्ड राज्य आवास बोर्ड,
जमशेदपुर।

विषय :- आदित्यपुर स्थित सहाय्य औद्योगिक मकान संख्या- 139/2-1 का अंतिम हस्तान्तरण हेतु डीड का निबंधन के संबंध में।

महाशय,

उपर्युक्त विषयक आदित्यपुर स्थित सहाय्य औद्योगिक मकान संख्या- 139/2-1 के आवंटी श्री शिव लखन सिंह द्वारा दाखिल किया गया डीड एवं स्थल प्लान पर हस्ताक्षर कर आवश्यक कार्रवाई हेतु भेजा जा रहा है।

अतः उक्त डीड का निबंधन कर बोर्ड मुख्यालय को संसूचित करें।

अनुलग्नक :- यथोक्त।

विश्वासभाजन

80/-

भू-सम्पदा पदाधिकारी

ज्ञापांक/राँची, दिनांक

प्रतिलिपि: जिला अवर निबंधक, निबंधन कार्यालय, सरायकेला-खरसौवा को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

80/-

भू-सम्पदा पदाधिकारी

ज्ञापांक 365/3112/राँची, दिनांक 20/07/2020

प्रतिलिपि: श्री शिव लखन सिंह, सहाय्य औद्योगिक मकान संख्या- 139/2-1, आदित्यपुर, जमशेदपुर को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

S.L. Singh

भू-सम्पदा पदाधिकारी
Sundar
20/7/2020

Token No.: 20200000060256

CERTIFICATE

Office of the SRO - Saraikela

This **Lease** was presented before the registering officer on date **08-Aug-2020** by **DASHRATH KARUA**, S/O,
D/O, W/O resident of JHARKHAND STATE HOUSING BOARD ADITYAPUR .,

This deed was registered as Document No:- **2020/SAR/2032/BK1/1955** in Book No :- **BK1**, Volume No :- 316
from Page No :- 367 to 416 at, office of **SRO - Saraikela**

Date:- **08-Aug-2020**

S.L. Singh


Registering Officer