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सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Jharkhand**

**e-Stamp**

Certificate No.	: IN-JH17697476203144R
Certificate Issued Date	: 12-Jun-2019 03:38 PM
Account Reference	: GOVACC (GV)/ jhsrogv07/ SERAIKELA/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHSROGV0723289750189914R
Purchased by	: SONA MANI
Description of Document	: Article 35 Lease
Property Description	: LEASE DEED
Consideration Price (Rs.)	: 17,24,000 (Seventeen Lakh Twenty Four Thousand only)
First Party	: JHARKHAND STATE HOUSING BOARD
Second Party	: SONA MANI
Stamp Duty Paid By	: SONA MANI
Stamp Duty Amount(Rs.)	: 69,000 (Sixty Nine Thousand only)



-----Please write or type below this line-----



*Sona Mani*  
20/6/19  
**MANAGER ESTATE**  
**Jharkhand State Housing Board**

*Sona Mani*  
**Ranchi**

Bikash Kumar  
Sinha

Sona Mani 26/6/19

0002682157

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at [www.stampsonline.com](http://www.stampsonline.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The stamp of this Certificate is prepared by the Government of Jharkhand.
3. In case of any discrepancy please report to the Controller, A. D. Stamp.

Lease 90 yrs. Value 1723564/- Stamp 69,000/- Adhyapar

मूल्यांकन ~~...~~ जाँच किया

दस्तावेज ~~...~~ सही पाया



Sona Mani  
15

समाप्तिका पत्राचार में कार्यकारी  
की जाति ~~...~~ अंकित है। यह जाति  
C.N.T Act 1908 की धारा 461(B) के  
अन्तर्गत नहीं है।

Bikash Kumar Senha  
26/06/2019

Sona Mani  
26/6/19

दस्तावेज में वर्णित भूमि  
प्रतिबंधित सूची से ~~...~~ हैं  
जांचकर्ता

**DEED OF TRIPARTITE  
LEASE IN PERPETUITY**

विधेय-21 के अधीन ग्राह्य  
अधिनियम  
1899) की  
1 (क) के  
या  
या  
अंकित नहीं।  
निबंधन पदाधिकारी

This Indenture is made on the day 20th  
of the month of June of the year 2019, amongst the  
Jharkhand State Housing Board Act 2000. (hereinafter referred  
to as the Board which expression shall unless the context does  
not so admit means and include its executors, successor and  
permitted assigns) of the first party through the **ONE PART**  
through **SRI NILMANI TIRKEY, Manager Estate, Jharkhand  
State Housing Board, Ranchi.**

5170692  
2000.12  
5370692  
26/6/19

By cast  
Bhumihar  
Sona Mani

Bikash Kumar Senha  
26/06/19  
MANAGER ESTATE  
Jharkhand State Housing Board  
Ranchi

**AND**

**SMT. SONA MANI, W/o SRI MANOJ KUMAR SHARMA,**  
Address-S. I. H. S. House No. 43/2-4, Road No. 18, Adityapur - 1,  
P. O. Adityapur, P. S. Adityapur, Distt. Seraikela - Kharsawan  
(Jharkhand) aforesaid (which means and include his/her  
successor, executor and permitted assings of the second party)

**AND**

**SRI BIKASH KUMAR SINHA, S/o LATE B. S. LAL,**  
Address- S. I. H. S. House No. 43/2-3, Adityapur - 1, P. O.  
Adityapur, P. S. Adityapur, Distt. Seraikela Kharsawan, (Jharkhand)  
as the original allottees of third party.

And whereas the third party allotment letter No. 10/Aa  
dated 11.01.1990 **SRI BIKASH KUMAR SINHA, S/o LATE B. S.  
LAL,** Address- S. I. H. S. House No. 43/2-3, Adityapur, P. O.  
Adityapur, P. S. Adityapur, Distt. Seraikela Kharsawan, (Jharkhand)  
having fallen in need of money decided to transfer the aforesaid  
S. I. H. S. House No. 43/2-3 to **SMT. SONA MANI, W/o SRI  
MANOJ KUMAR SHARMA,** Address-S. I. H. S. House No 43/2-4,  
Road No. 18, Adityapur - 1, P. O. Adityapur, P. S. Adityapur, Distt.  
Seraikela - Kharsawan (Jharkhand) On the same terms and  
condition prescribed by the first party, the Board which are  
delineated hereinafter.

And whereas the second party aforesaid has agreed to  
get allotment of schedule property at determined tentative  
premium of market money Rs. 17,20,580.00 (Rupees Seventeen  
lacs twenty thousand five hundred eighty) only. The first party  
has accepted a sum of Rs. 8,47,665.00 (Rupees Eight lacs forty  
seven thousand six hundred sixty five) only and tentative cost of  
house Rs. 25,250.00 (Rupees Twenty five thousand two hundred

**MANAGER ESTATE**  
**Jharkhand State Housing Board**

*Sona Mani*  
26/6/19  
*Bikash Kumar Sinha*  
26/06/19

*Sona Mani*

*Sona Mani*

fifty) only from the second party through the third party as half (50%) of the unearned increase of premium vide letter no. 1360/Aa dt. 23.10.2018 of Rs. 8,47,665.00 (Rupees Eight lacs fourty seven thousand six hundred sixty five) only from permission vide letter no. 571/Aa dated 07.06.2019 of the Jharkhand State Housing Board, Ranchi the parties hereunto agree upon the following term and condition:-

1. That the total premium indicated above have been presently determine and is purely tentative. Increase in the cost of development or due to cost of land acquisition or due to any decision/award of the court of law or legislation shall be payable to the first party by the second party either in the installment or in the lump sum during the period decided by the board. The second party shall also be entitled to refund the cost on account of reduction of cost. The second party shall under no circumstance be entitled to demand any account relating to the cost or to the question or dispute it and this shall be fixed by the first party in its sole discretion, which shall be final and binding in the second party.
2. That the House is given on "As Is Where Is" basis and the board will not entertain any complaint what so ever relating to the property, circumstance or any other matter.
3. That the schedule property is given on the second party for the remaining period of 90 years lease renewable at the discretion of the board by making application within 3 (three) months prior to the expiry of the term of 90 years. The first party may impose such other condition as it may deem fit and proper in the event of renewal of the lease.

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4. That the second party will be given the delivery of possession of the aforesaid S. I. H. S. House No. 43/2-3 by the third party after all the formalities have been completed and all the dues paid by the second party to the first party and after the execution of this deed as per requirement at his/her own cost.

5. That the second party for all the purpose of allotment is hereby taking the place of the third party and as such the third party had allready paid the ground rent at the rate of financial charged of 1990 to 2012 at Rs. 1.00 only i. e. Rs. 23 and for the year 2013 to 2019 at Rs. 50.00 i. e. Rs. 350.00 per annum per unit and total amount Rs. 373.00. The allottee deposited ground rent Rs. 373.00 only and the first party reserved its right to revise the same every 30 years.

6. That the second party shall obtain the approval of the first party and the authority prescribed in Jharkhand Restriction of uses of land Act or any other authority prescribed in any other law for the time being in force to building plan making alteration and addition in the said House.

7. That the second party shall make no alteration and addition upon the said House other than the construction according to the approved plan mentioned here to for without the written permission of the first party or the authority prescribed in this behalf in accordance with the provision for the time being in force.

8. That the second party shall start construction within one year of having been put in possession of the land and complete the same at the earlier except for the reason beyond this control within two years.

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9. That the second party shall not encroach upon the land beyond the area and the size mentioned in the schedule appended here to this agreement and shall not violate prescribed set back and the open spaces at sides front and rear within the area settled with the second party.
10. That the prescribed House shall be used only for the residential purpose and the second party shall not keep any animal or poultry in the premises settled with her.
11. That the second party shall not transfer assign or otherwise part with the possession of the whole or any part of the premises without the previous permission of the first party in the writing which the first party shall be entitled to refuse in its sole discretion or in the event of consent being given impose such term and condition as it think fit and the board shall be entitled to claim and recover the portion of the increase in value (i.e. difference between the premium paid and the market value of the House at the time of sale transfer, assignment or parting with the possession the amount being 50% of the unearned increase. The decision of the regarding the market value of the House shall be the final. Beside the first party shall also have the pre-emptive right to take back the House from the second party after paying an amount equal to the premium paid by the second party to the third party (less depreciation) and 50% of the unearned increase in the value of the House determined in the matter indicated above.
12. That the second party shall permit the officer and staff of the first party having jurisdiction over the area concerned to enter upon the House and inspect the same from time to time to ensure adherence to the term and condition and shall provide reasonable facilities to them for the said purpose.

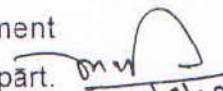
Sona Mani 26/6/19  
Sona  
Brikash Kumar Singh  
26/06/19

20/6/19  
MANAGER ESTATE  
Jharkhand State Housing Board  
Ranchi

Sona

13. That the second party agrees with the right of the first party to recover any of the dues payable to the first party as public demand under the Jharkhand, Bihar and Orrisa public Demand Recovery Act 1914.
14. That without prejudice to the first party right under any other law rule and regulation and besides recovering the amount due to the first party along with interest, penalty and damage if any the Board shall have in addition the right to cancel the allotment of the premises in favour of the second party and to evict him from the premises and refuse possession there of in the event of any one of the following :-
- a) Non compliance on the part of the second party of any of the term and conditions of this agreement.
- b) Violation of any term and condition prescribed in the Rule and Regulation of the first party in this regard.
- c) Default in payment of any amount remaining due for payment to the first party for the period of 12 months from the date of demand.
- d) That the total value of this deed for registration is fixed at Rs. 17,20,580.00 (Rupees Seventeen lacs twenty thousand five hundred eighty) only.
15. That in the event of the termination of the lease either on account of its cancellation or on account of non compliance with the term of this lease and after non-renewal on the expiry of the present term, the first party shall have the right to take khas possession of the premises on payment of such compensation as may be determined by the first part.

Sona Mani 26/6/19  
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Ranchi



16. That on matter no specifically stipulated in the agreement or provided in the relevant rule and regulation of the first party or in case any dispute, doubt or question arises between the first party and the second party/third party of the lease than on such event every such matter shall be referred for arbitration to the Managing Director, Jharkhand State Housing Board of the first party acting as such at that time and his decision in this regard shall be final and binding on all the parties concerned and such decision shall not be liable to be questioned in any court of law.

Sona Nani 26/6/19  
Soni 26/6/19  
Bikash Kumar Sinha  
26/06/19

17. That after the execution of the tripartite deed the third party will have no right in this property.

18. Stamp duty that would have been payable as a result of final agreement between the first party and the third party has been taken into account in this tripartite agreement.

20/6/19  
MANAGER ESTATE  
Jharkhand State Housing Board  
Ranchi

*[Signature]*

*[Signature]*



In witness where of the parties herein to have signed this deed on the date mentioned under their signatures :-

Witness Signature with Address.

1. Signature : *Simon Lakra,*

Address: *Jharkhand State Housing Board, Ranchi.*

2. Signature : *Ram*

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

*mm*  
20/6/19  
**MANAGER ESTATE**  
**Jharkhand State Housing Board**  
*of Ranchi*

Witness Signature with Address.

1. Signature : *MANOJ KR. SHARMA*

Address: *S/o-Lt S.P. SHARMA 26/6/19*

2. Signature : *Ram Nawajya Sen*

Address: *a.no 43/2/4 Road no 18 Adityapur I*

*MK Sharma*  
43/2/4 Rd No-18, Adityapur-1

*Sona Mani*  
*Sonni*  
Second Party 26/6/19

Witness Signature with Address.

1. Signature : *Anjani Kumar Sharma*

Address: *HIG-281 Dindli Adityapur-1, Saraikele Kharaswa*

2. Signature : *Ingilla Sharmila w/o Anjani Kumar Sharma*

Address: *HIG-281, Dindli Adityapur-1 Saraikele Kharaswa*

*Aeesha*  
*Bikash Kumar Sinha*  
Third Party  
26/06/19



*10JK8 SHARMA*  
26/6/19

SCHEDULE

Details of the House Allotted.

- 1. Mohalla : Adityapur
- 2. Town : Jamshedpur
- 3. P. O. : Adityapur
- P. S. : Adityapur
- Distt. : Saraikela Kharsawan
- Ward No. : 17 (Old), 19 (New)
- 4. House No. Assigned by the Board: S. I. H. S. House No. 43/2-3
- 5. Housing Board's Letter No. 10Aa dt. 11.01.1990
- 6. Date of Agreement : 09.05.1991
- 7. Housing Board Permission Letter No. 571/Aa dt. 07.06.2019
- 8. Area of Land in the Building : 19' - 6" x 54' - 0" = 1053 Sft.  
(One thousand fifty three) Sft.
- 9. Boundary : North : S. I. H. S. House No. 43/2-2  
South: S. I. H. S. House No. 43/2-4  
East : Board's Land  
West : 25' - 0" Wide Road

Handwritten initials and date: HAD, 26/6/19



Handwritten signature: Sonu Mani  
26/6/19



Handwritten signature: Bikash Kumar Sinha  
26/06/2019

10. Sketch : Map Attached

Handwritten signature: Sonu Mani  
26/6/19  
**MANAGER ESTATE**  
**Jharkhand State Housing Board**

Signature of the First Party

Handwritten signature: Sonu Mani  
26/6/19

Signature of the Second Party

Handwritten signature: Bikash Kumar Sinha  
26/06/19

Signature of the Third Party

Handwritten signature: Anil S  
26.6.19

**ANIL SUNDI**  
**DEED WRITER SERAIKELA**  
**LICENCE NO. 10/1991**

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

Handwritten signature: Anil S  
26.6.19

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.

**ANIL SUNDI**  
**DEED WRITER SERAIKELA**  
**LICENCE NO. 10/1991**

Handwritten signature



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

Phone : 0657-2370303, e-mail : [eejshbjsrdiv@gmail.com](mailto:eejshbjsrdiv@gmail.com)

पत्रांक : .....

जमशेदपुर, दिनांक : .....

प्रेषक,

कार्यपालक अभियंता,  
झारखण्ड राज्य आवास बोर्ड,  
जमशेदपुर प्रमंडल।

सेवा में,

जिला अवर निबंधक,  
निबंधन कार्यालय,  
सरायकेला-खरसावां।

विषय :- 31.11.19 स्थित मकान/ फ्लैट/ भूखण्ड संख्या- 43/23  
का अन्तिम लीज संबंधी डीड का निबंधन।

प्रसंग :- बोर्ड के पत्रांक- 631/2019 दिनांक- 20/6/19

महाशय,

उपर्युक्त विषयक 31.11.19 स्थित मकान/ फ्लैट/  
भूखण्ड संख्या- 43/23 का अन्तिम लीज संबंधी बोर्ड मुख्यालय से डीड  
प्राप्त हुआ है, जिसे निबंधन हेतु निबंधन कार्यालय श्री श्री. राजेश कुमार के  
माध्यम से भेजा जा रहा है।

श्री श्री. दि. 9 आवास बोर्ड का प्रतिनिधित्व करेंगे।

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

विश्वासभाजन

६७

कार्यपालक अभियंता

ज्ञापांक- 528

दिनांक- 20/6/19

प्रतिलिपि, श्री श्री. दि. 9 मकान सं- 43/23

31.11.19 / श्री श्री. राजेश कुमार आवास बोर्ड,  
जमशेदपुर को सूचनार्थ प्रेषित।

Shree

Shree

कार्यपालक अभियंता



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

Phone : 0651-2241929, 2247205, 6566679, 2246973(Fax), e-mail : md.jshb@gmail.com

पत्रांक :- 05/आ0-634/17.....

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- 43/2-3 का बिक्री हस्तान्तरण हेतु डीड का निबंधन के संबंध में।

महाशय,

उपर्युक्त विषयक आदित्यपुर स्थित सहाय्य औद्योगिक मकान संख्या- 43/2-3 के आवंटी श्री विकाश कुमार सिन्हा 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

हो।-

भू-सम्पदा पदाधिकारी

ज्ञापांक ...../राँची, दिनांक .....

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

हो।-

भू-सम्पदा पदाधिकारी

ज्ञापांक .....631/pm<sup>2</sup>/राँची, दिनांक 20/06/19

प्रतिलिपि: श्री विकाश कुमार सिन्हा, सहाय्य औद्योगिक मकान संख्या- 43/2-3, आदित्यपुर, जमशेदपुर/श्रीमती सोना मणी पति श्री मनोज कुमार शर्मा, मकान संख्या- 43/2-4, नियर शिव मंदिर, आदित्यपुर-1, सरायकेला-खरसाँवा को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

हो।-

भू-सम्पदा पदाधिकारी

हो।-

20/6/19

हो।-



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

Phone 0651-2241929 2247205 6566679 2246973(Fax). e-mail md.jshb@gmail.com

राँची, दिनांक .....

पत्रांक - 05/आ10-634/17 .....

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

सेवा में .  
श्री विकाश कुमार सिन्हा  
सहाय्य औद्योगिक मकान सं0- 43/2-3,  
आदित्यपुर, जमशेदपुर।

विषय :- आदित्यपुर आवासीय कॉलोनी में आवंटित सहाय्य औद्योगिक मकान सं0- 43/2-3 का  
बिक्री हस्तान्तरण।

महोदय/महोदया,

उपर्युक्त विषयक आपके आवेदन दिनांक शून्य के साथ दाखिल शपथ पत्र के आलोक में कहना है कि बोर्ड के पत्रांक 10/आ0 दिनांक 11.01.1990 द्वारा उक्त मकान का आवंटन किया गया था। आपके अनुरोध पर उक्त मकान को श्रीमती सोना मणी पति श्री मनोज कुमार शर्मा, मकान सं0- 43/2-4, रोड नं0-18, आदित्यपुर-1, नियर शिव मंदिर, पो0-आदित्यपुर, जिला- सरायकेला-खरसावाँ के नाम त्रिपक्षीय डीड के माध्यम से निम्नलिखित बिन्दुओं के आधार पर बिक्री हस्तांतरण की अनुमति दी जाती है :-

1. उक्त मकान का बाजार मूल्य रूपये...16,95,330/- (सोलह लाख पन्चानवे हजार तीन सौ तीस) रूपये है। इसके मद में लाभांश की राशि 8,47,665/- (आठ लाख सैंतालीस हजार छः सौ पैसठ) रूपये का भुगतान आपके द्वारा किया गया है।
2. एकरारनामा निबंधन की तिथि को उक्त मकान की अंतरिम कीमत रूपये ...25,250/- (पच्चीस हजार दो सौ पचास) रूपये मात्र है।
3. उक्त एकरारनामा निबंधन की तिथि की राशि एवं बाजार मूल्य यानि रूपये ...25,250/- + 16,95,330/- = 17,20,580/- (सतरह लाख बीस हजार पाँच सौ अस्सी) रूपये मात्र के आधार पर ननजूडिसियल स्टाम्प पेपर पर नमूना के अनुरूप त्रिपक्षीय डीड की अतिरिक्त दो प्रतियों के साथ एक प्रति रोयल एक्जक्यूटिव बॉण्ड पेपर पर हू-ब-हू टंकित मूल प्रति तथा स्थल प्लान की चार प्रतियाँ ट्रेसिंग क्लौथ पर तैयार कराकर कृपया दाखिल किया जाय।
4. त्रिपक्षीय डीड के साथ क्रेता-विक्रेता निम्न कागजात भी दाखिल करें :-  
(क) वर्तमान फोटोग्राफ, सादा कागज के शीर्ष पर बीच में चिपका कर एवं उसके नीचे तीन हिन्दी तीन अंग्रेजी हस्ताक्षर कर फोटोग्राफ एवं हस्ताक्षर अभिप्रमाणित दो प्रतियों में करायें।

Sona Mani

26/6/19

Sona

- (ख) पैन (PAN) कार्ड (आयकर विभाग) या गजान कार्ड या निर्वाचन आयोग प्रमाण पत्र या मतदाता सूची या अख्यतन बैंक पासबुक की दो अभिप्रमाणित छाया प्रति ।
5. क्रम 3 एवं 4 के कागजातों के साथ दो-दो गवाह लेकर अधोहस्ताक्षरी के समक्ष हस्ताक्षर करें ।
  6. आवंटन आदेश, निबंधित एकरारनामा में निहित शर्त बंधेज एवं समय-समय पर उक्त मकान से संबंधित झारखण्ड राज्य आवास बोर्ड, राँची द्वारा परिवारित नियम, शर्त, बंधेज हस्तांतरण के बाद श्रीमती सोना मणी पर यथावत लागू होंगे ।
  7. ग्राउन्ड रेंट के मद में वर्ष 1990 से 2012 तक 1/- ₹0 प्रति प्रतिवर्ष की दर से 23/- ₹0 एवं वर्ष 2013 से 2019 तक 50/- रुपये प्रति प्रतिवर्ष की दर से 350/- ₹0 अर्थात् कुल 373/- ₹0 मात्र जमा कर भ्रमाणक प्रस्तुत किया जाय ।

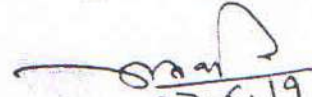
विश्वासभाजन

ह.। -

भू-सम्पदा पदाधिकारी

झापांक - 571/m/7 राँची दिनांक 07.06/019

प्रतिलिपि : श्रीमती सोना मणी पति श्री मनोज कुमार शर्मा, मकान सं०- 43/2-4, रोड नं०-18, आदित्यपुर-1, नियर शिव मंदिर, पो०-आदित्यपुर, जिला- सरायकेला-खरसावों को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित ।

  
07.06.19  
भू-सम्पदा पदाधिकारी  
716/19





## Pre Registration Docket

Date :- 22-06-2019 04:46 pm

APP - 26-06-2019

Office Name :-

Token No:- 20190000041548

Article	Lease
Pre Registration Date	22-Jun-2019
No. Of Pages	29
Stamp Duty	68943
Paid Stamp Duty	0
Total Fees	₹ 54,577.

Property Id: **118992**

<b>Valuation No. :</b> 155466 / 2019	<b>:-</b> 2019-2020	<b>User Id :</b> 3210	<b>Date :</b> 22-June-2019 16:57:PM
<b>State :</b> Jharkhand	<b>District :</b> Saraikela Kharsawan	<b>Tahsil :</b> Gamhariā	
<b>Land Type :</b> Urban	<b>Corporation :</b> Adityapur Notified Area Committee	<b>Village/City :</b> Adityapur Ward No. 19	
<b>Adityapur Ward No. 19 Village Code 129 - Other Road</b>			
<b>Volume Number - 2</b>			
<b>Page Number - 2</b>			
<b>Construction Type :DELUXE</b>			
<b>Property Rates</b>			
<b>Residential construction</b>			
₹2626/- Square Feet			
<b>Valuation Rule :</b> Residential Construction			
<b>Usage :</b> Non Agri ==> Residential construction ==> Residential Construction			
<b>Property Details</b>			
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		
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Constructed Property Valuation	1. 1053 x 2626=2765178	₹27,65,178/-
A	Total		₹27,65,178/-
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			<b>₹27,65,200/-</b>
<b>Total Amount in Words : Twenty Seven Lakhs Sixty Five Thousands Two Hundred Rupees Only.</b>			

*Sami*

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: BOARD'S LAND, West: 25' -0" WIDE ROAD, South: S.I.H.S. FLAT NO. 43/2-4, North: S.I.H.S. FLAT NO. 43/2-2
Area	Land area : 0.00 Decimal, Area of Constructed Property : 1053.00 Square Feet, Have Depreciation certificate : Yes , Age : 0 to 10 Years , Certificate number :
Other Description of the Property	Pin Code - 831013, Flat Number/Commercial Space Number - HOUSE NO. 43/2-3, Building Name - S.I.H.S.
Government/Market Value	2765178
Transaction Amount	-

LESSEE	<b>-Mr. BIKASH KUMAR SINHA, Address - 43/2-3, ADITYAPUR-1, PO. AND PS. ADITYAPUR- ,Father/Husband Name- B S LAL , PAN No.- *****825D,Permission Case No.- , Aadhaar No. *****8270</b>
LESSOR	<b>-Mrs. SONA MANI, Address - 43/2/4, ROAD NO. 18, ADITYAPUR-1, NEAR SHIV MANDIR, PO. ADITYAPUR, DIST. SERAIKELLA-KHARSWAN- ,Father/Husband Name- MANOJ KUMAR SHARMA , PAN No.- *****811K,Permission Case No.- , Aadhaar No. *****6708</b>
	<b>JHARKHAND STATE HOUSING BOARD RANCHI , Representative Name :- GANAURI PRASAD YADAV, Address - JHARKHAND STATE HOUSING BOARD ADITYAPUR- ,Father/Husband Name- , , PAN No.- ,Permission Case No.- , Aadhaar No. *****9866</b>

Witness Information	<b>Mr. R N SINHA , Address - 43/2-4, ROAD NO. 18, ADITYAPUR-, Father/Husband Name-M SINHA</b>
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Identifier Details	<b>Mr. MANOJ KUMAR SHARMA , Address - 43/2-4, ADITYAPUR, PO. AND PS. ADITYAPUR-, Father/Husband Name-LATE S P SHARMA</b>
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Property Id: 136992		
<b>Fee Rule:Government Original Lease Deed</b>		
1	Stamp Duty	68,943

Property Id: 136992		
<b>Fee Rule:Government Original Lease Deed</b>		
1	E	2,000
2	SP	870
3	AI	51,707
<b>Total</b>		<b>54,577</b>

All the entries made, have been verified by me and are found same as the entries of the document presented.

*Sami*



Disclaimer : 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.

A m k e el  
.26.6.19

Deed Writer / Advocate

Sona Mani  
25/6/19

Sona Mani

Vendee / Claimant

29/06/19

Vendor / Executant

Sona Mani



झारखण्ड सरकार

## Document Registration Summary 1

Date :-24-Jul-2019

- Government/Market Value: ₹2765200/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹69000 /-

Receipt : 156026

Receipt Date : 24-07-2019

Presenter Name: -

On Date 24-07-2019 Presented at SRO - Saraikela  
Signature of Presenter

E	₹2000
SP	₹870
A1	₹51707
Stamp Duty	₹69000

SRO - Saraikela

Total

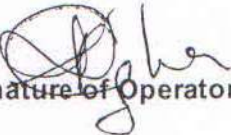
₹123577

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	68943	69000	-57	E-STAMP	SONA MANI	Certificate Number : IN- JH17697476203144R	69000
E	2000	2000	0	GRAS	GANAURIPRASADYADAV	GRN Number : 1901439306 DEPT Transaction Id : ebf9f42d0f3dbebba0e Transaction Type :	2000
SP	870	870	0	GRAS	GANAURIPRASADYADAV	GRN Number : 1901439306 DEPT Transaction Id : ebf9f42d0f3dbebba0e Transaction Type :	870

*Signature*

A1	51707	51707	0	GRAS	GANAURIPRASADYADAV	GRN Number : 1901439306 DEPT Transaction Id : ebf9f42d0f3dbebba0e Transaction Type :	51707
Sub Total	123520	123577	-57				

Article : Lease Number of Pages : 58

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- Saraikela Kharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000041548

Deed Type	Lease
Number of Pages	58
Fee Details	Stamp Duty :- Rs. 68943, E :- Rs. 2000, SP :- Rs. 870, A1 :- Rs. 51707,
Property No.	1
Valuation Details	Value :- Rs.2765178/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Saraikela Kharsawan , Tehsil :- Gamharia , Village Name :- Adityapur Ward No. 19 Location :- Other Road, Adityapur Ward No. 19 Village Code 129 Property Boundaries :- East: BOARD'S LAND, West: 25' -0" WIDE ROAD, South: S.I.H.S. FLAT NO. 43/2-4, North: S.I.H.S. FLAT NO. 43/2-2 Volume Number - 2Page Number - 2 Area Of Land :- 0.00 Decimal 1053.00 Square Feet

Sh./Smt.GANAURI PRASAD YADAV s/o/d/o/w/o has presented the document for registration in this office

today dated :- 24-Jul-2019 Day :- Wednesday Time :- 14:23:07 PM



GANAURI PRASAD  
YADAV(Govt. /Semi Govt.  
Department)

31/7/19  
24/7/19

Party Name	Document Type	Document Number
GANAURI PRASAD YADAV	PAN/UID	849006759866

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

*Smt*

1

**SONA MANI**  
Address1 - 43/2/4,  
ROAD NO. 18,  
ADITYAPUR-1, NEAR  
SHIV MANDIR, PO.  
ADITYAPUR, DIST.  
SERAIKELLA-  
KHARSWAN, Address2 -  
, , , Jharkhand  
PAN No.:  
AKIPM7811K, Permission  
Case No.-

Yes

Sona Mani  
Address:-  
43/2/4, Near  
Shiv Mandir,  
Road NO 18,  
Adityapur -1,  
P O -  
Adityapur,  
ADITYAPUR,  
, Seraikela-  
kharsawan,  
831013, ,  
Jharkhand,  
India

LESSOR  
Age:52



Sona Mani  
24/07/19

2

**GANAURI PRASAD  
YADAV**  
Address1 - JHARKHAND  
STATE HOUSING  
BOARD ADITYAPUR,  
Address2 -  
, , , Jharkhand  
PAN No.: , Permission  
Case No.-

Yes

Ganauri  
Prasad  
Yadav  
Address:-  
H.NO- 50,  
WARD NO-  
7, NEAR  
R.I.T.  
THANA,  
ADITYAPUR  
E.W.S, 1,  
PO-  
ADITYAPUR,  
ADITYAPUR,  
, Seraikela-  
kharsawan,  
831013, ,  
Jharkhand,  
India

LESSOR  
Age:



G.N. of 2117  
24/7/19

3

**BIKASH KUMAR SINHA**  
Address1 - 43/2-3,  
ADITYAPUR-1, PO. AND  
PS. ADITYAPUR,  
Address2 -  
, , , Jharkhand  
PAN No.:  
AEIPS4825D, Permission  
Case No.-

Yes

Bikash  
Kumar Sinha  
Address:-  
402,  
Prestige  
Residency, ,  
Kali Mandir  
Lane,  
Burdwan  
Compound,  
Ranchi  
G.P.O., ,  
Ranchi,  
834001, ,  
Jharkhand,  
India

LESSEE  
Age:82



Bikash Kumar Sinha  
24/07/2019

Identification:

Transaction Successful

Name	GANAURIPRASADYADAV
Token No	20190000041548
Amount	54577
Transaction ID	ebf9f42d0f3dbebba0e
GRN	1901439306
CiN	100021620190622280337
Time	2019-06-22

Sona Mani  
सोना माणि  
*Sonani*

*Sonani*

Token No.: 20190000041548

## CERTIFICATE

### Office of the SRO - Saraikela

This **Lease** was presented before the registering officer on date **24-Jul-2019** by **GANAURI PRASAD YADAV**, S/O, D/O, W/O resident of JHARKHAND STATE HOUSING BOARD ADITYAPUR, .,  
This deed was registered as Document No:- **2019/SAR/2488/BK1/2366** in Book No :- **BK1**, Volume No :- 304 from Page No :- 133 to 190 at, office of **SRO - Saraikela**

Date:- **24-Jul-2019**

  
Registering Officer