

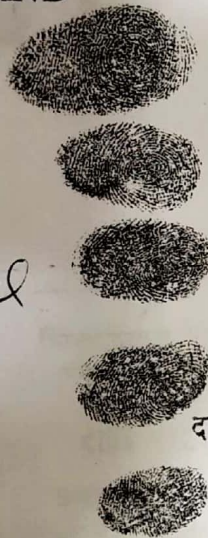
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES



झारखण्ड JHARKHAND



Handwritten signature and initials 'AK' next to the woman's portrait.



Handwritten text in Hindi: 'संप्रदायित पत्राचार में लेख... की धारा अंतर्गत नहीं है।' with date '3/11/15'.

Aug 03.11.15

मूल्यांकन से जांच किया दस्तावेज जांच एवं मही 3/11/15

DEED OF TRIPARTITE LEASE IN PERPETUITY

This Indenture is made on the day of the month of ... of the year 2015, 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 PRATAP CHANDRA KICHINGIA, Manager Estate, Jharkhand State Housing Board, Ranchi.

AND

SMT. ANJU, W/o SRI SANJAY KUMAR SINGH, Address- Betel Nut 517 Duplex, Sahara Garden City, Adityapur-2, P. O. Adityapui, P. S. R. I. T., Distt. Saraikela Kharsawan (Jharkhand) aforesaid (which means and include his/her successor, executor and permitted assings of the second party)

MANAGER ESTATE
Jharkhand State Housing Board
Ranchi

नियम-21 के अन्तर्गत ग्राहक भारतीय स्टाम्प अधिनियम (इंस्ट्रुमेंट स्टाम्प एक्ट-1899) की धारा 1 (क) की धारा 1 (क) के अन्तर्गत स्टाम्प संहिता या स्टाम्प से विमुक्त या स्टाम्प शुल्क अवेकित नहीं।

20.11.15 निबंधन पदाधिकारी

Handwritten calculations: 29180.07, 1000.00, 301.80, 30481.87

Handwritten notes: 'Rajpat', 'Aug 03.11.15'



05AA 170 174

AND

SRI RAJESH KUMAR MAHENDRA, S/o **SRI BHARET PAL MAHENDRA**, Address- L. I. G. Row House No LR/15, Adityapur, P. O. Adityapur, P. S. R. I. T., Distt. Saraikela Kharsawan (Jharkhand), as the original allottees of third party.

And whereas the third party allotment letter No. 172 dated 24.09.1983, **SRI RAJESH KUMAR MAHENDRA**, S/o **SRI BHARET PAL MAHENDRA**, Address- L. I. G. Row House No LR/15, Adityapur, P. O. Adityapur, P. S. R. I. T., Distt. Saraikela Kharsawan (Jharkhand) having fallen in need of money decided to transfer the aforesaid L. I. G. Row House No LR/15 to **SMT. ANJU**, W/o **SRI SANJAY KUMAR SINGH**, Address- Bétel Nut 517 Duplex, Sahara Garden City, Adityapur-2, P. O Adityapur, P. S. R. I. T., Distt. Saraikela 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. 9,72,169.00 (Rupees Nine lacs

*वर्क
03.11.15
P.K. Mohide
(Rajesh Kumar Mahendra)*

*case - Sanjay
Rajesh Kumar Mohide
3/11/15*

2

[Signature]
MANAGER ESTATE
Jharkhand State Housing Board

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

झारखण्ड JHARKHAND

A 041763

seventy two thousand one hundred sixty nine) only. The first party has accepted a sum of Rs. 3,56,760.00 (Rupees Three lacs Fifty six thousand seven hundred sixty) only and tentative cost of house Rs.33,300.00(Rupees thirty three thousand three hundred) only from the second party through the third party as half (50%) of the unearned increase of premium vide letter no. 194/Aa dt. 24.01.2012 of Rs. 3,56,760.00 (Rupees Three lacs Fifty six thousand seven hundred sixty) only from permission vide letter no. 1449/Aa dated 17.08.2015 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

Aug 03.11.2015

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2. 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.
3. 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.
4. That the second party will be given the delivery of possession of the aforesaid L. I. G. Row House No LR/15 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.

Aug 15
2015

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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 1983 to 2012 at Rs. 2.00 only per year i.e. Rs. 48.00 and 2013 to 2015 at Rs. 100.00 only per year i.e. Rs. 300.00 total amount Rs. 348.00. The allottee deposited ground rent Rs. 500.00 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.

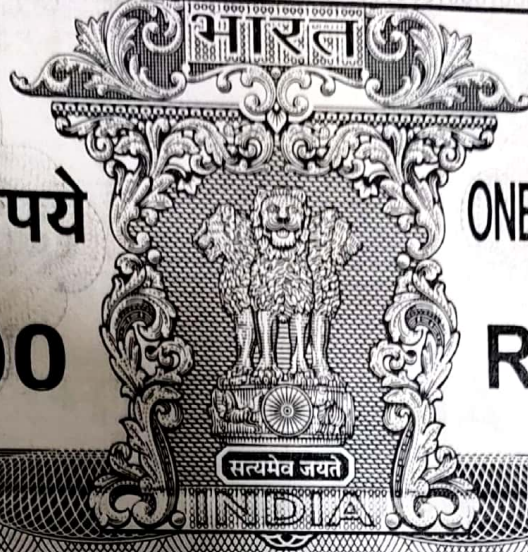
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एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

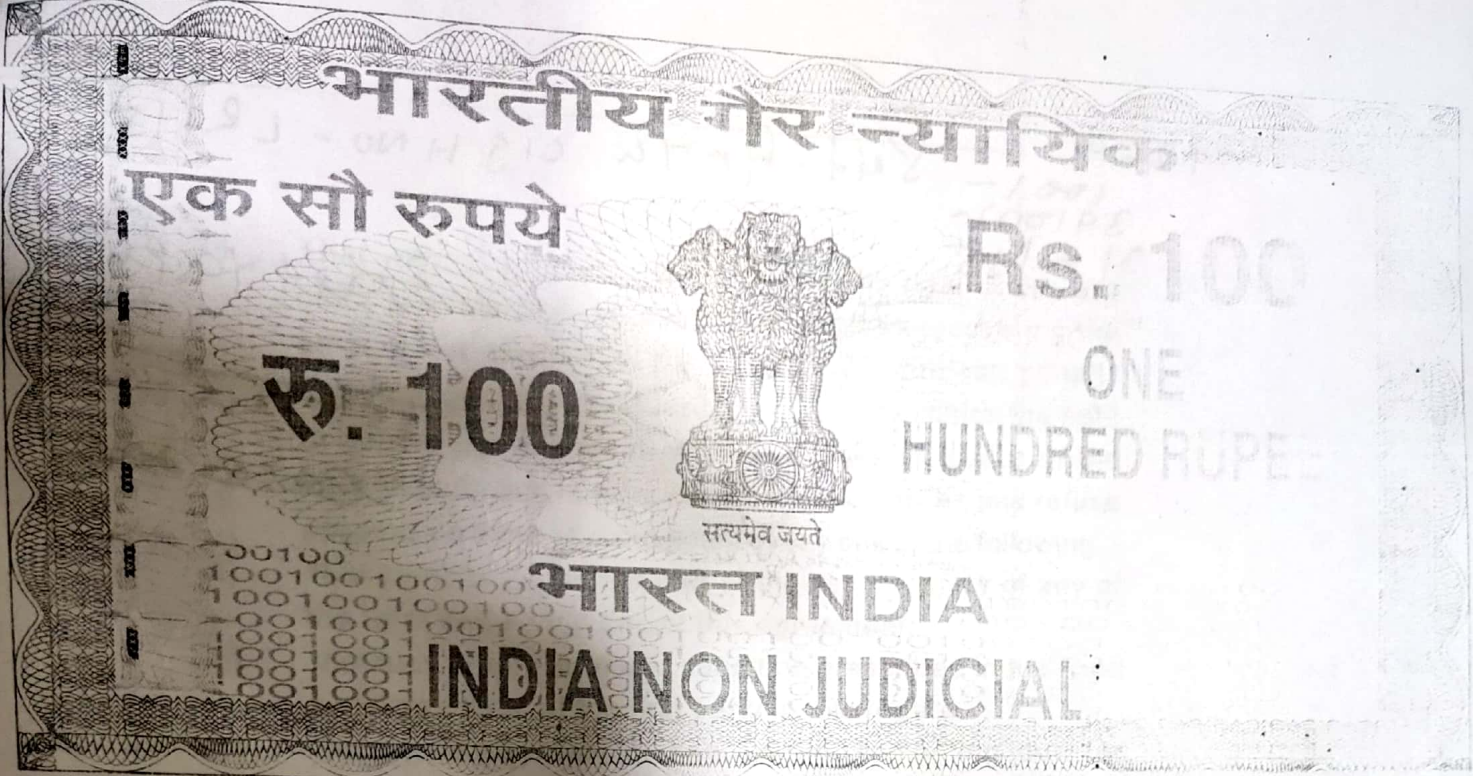
Rs.1000



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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.
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 violet 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 other wise 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 refused in its sole discretion or in the event of consent being given any impose such term and condition as it think fit and the board shall be entitled to claim and recover the



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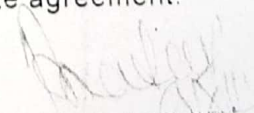
portion of the increase in value (i.e. difference between the premium paid and the market value of the House at the time of sale transfer, assignment or parting with the possession the amount being 50% of the unearned increase. The decision of the regarding the market value of the House shall be the 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 he term and condition and shall provide reasonable facilities to them for the said purpose.
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.

दि. 03.11.15
R.K. Mishra
(Ravish Kumar Mishra)

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 :-
- Non compliance on the part of the second party of any of the term and conditions of this agreement.
 - Violation of any term and condition prescribed in the Rule and Regulation of the first party in this regard.
 - 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.
 - That the total value of this deed for registration is fixed at Rs. 9,72,169.00 (Rupees Nine lacs seventy two thousand one hundred sixty nine) 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.
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.
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.

✓ 03.11.15
R.K. Mohandas
(Rajesh Kumar Mohandas)


MANAGER ESTATE
Jharkhand State Housing Board
Ranchi

Witness Signature with Address.

1. Signature :

Shree G-10

Address:

*D.S.H. BEARD,
Ranchi.*

2. Signature :

Address:

Madeg
MANAGER ESTATE
Jharkhand State Housing Board
First Party
Ranchi

Witness Signature with Address.

1. Signature :

Singh

Address:

Sanjay Kumar Singh
BETEL NUT-517 Sahara Garden city, Adityapur-2, JBR-14

2. Signature :

Aliwan

03.11.15

Address:

Belk No 65/211 Adityapur 1 Second Party
Sarika Kharasuan

Witness Signature with Address.

1. Signature :

Prasanna

Address:

Mushitola hammanetile Adityapur

2. Signature :

Prasanna

Mushitola hammanetile Adityapur



AK

AK

Singh
(Sanjay Kumar Singh)
03.11.2015

SCHEDULE

Details of the L. I. G. Row House Allotted.

- 1. Mohalla : Adityapur
- 2. Town : Jamshedpur
- 3. P.O. : Adityapur
- P. S. : R. I. T.
- Distt. : Saraikela Kharsawan
- 4. House No. Assigned by the Board: L. I. G. Row House No. LR/15
- 5. Housing Board's Letter No. 172 dt. 24.09.1983, Final Permission Letter No. 1449/Aa dt. 17.08.2015
- 6. Date of Agreement : 07.04.1989
- 7. Area of Land in the Building : 50' - 0" x 24' - 1 1/2" = 1206.25 sft
- 8. Boundary :
 - North : L. I. G. Row House No. LR/6
 - South : 20' - 0" Wide Road
 - East : L. I. G. Row House No. LR/14
 - West : L. I. G. Row House No. LR/14



Adityapur
03-11-15



MANAGER ESTATE
Signature of the First Party

Adityapur 03-11-15
Signature of the Second Party

R. K. Mohindra
Rajesh Kumar Mohindra
3/11/15

R. K. Mohindra
(Rajesh Kumar Mohindra)
Signature of the Third Party

Authe [Signature]

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

3-11-15

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.

Authe [Signature]

3-11-15