

2944

2799



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0e932a89dc1c7e9f5dff

Receipt Date : 28-Aug-2021 09:43:41 am

Receipt Amount : 20320/-

Amount In Words : Twenty Thousands Three Hundred And
Twenty Rupees Only

Token Number : 20210000091269

Office Name : SRO - Saraikela

Document Type : Lease

Payee Name : SATISH KUMAR SINGH (Vendeer)

GRN Number : 2107217556



-: For Office Use :-



28/8/21

Handwritten signatures and initials, including 'Satish Kumar Singh' and '28/8/21'.

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Sub lease 73 sqm Value 508000/- Stamp 20320/- A. G. G. G. G.

नूल्याकन सूचा सं जांच कियः
28/8/21

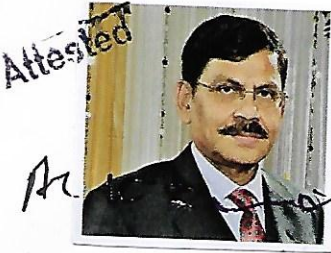
दस्तावेज जांच एवं मूला पायाः
28/8/21

उपस्थापित दस्तावेज मे लेख्यकारी
की जाति... अंकित है। यह जाति
C.N.T Act 1908 की धारा 461(B) के
अन्तर्गत नहीं है।
28/8/21

दस्तावेज मे वर्णित भूमि
विविधित सूची से कोर है

जांच के लिए
28/8/21

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नियम-21 क अधीन ग्राहय
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 वा 1 (क) से 5 (क) तक
अधीन यथावत स्टाम्प सहिय या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं

(2)

Handwritten signature and date 28/8/21.

DEED OF SUB-LEASE

.....2021....निबंधन पदाधिकारी

This Deed of Sub Lease is made on this the 28th day of August 2021 ,
here at Seraikella .

Fechar

Between :-

MR. HATEE RAM PATTANAYAK son of Late Bihari
Pattanayak , by Faith - Hindu , by Caste - General (Non C.N.T.) , by
Occupation - Retired from Service , by Nationality - Indian , Presently
residing at B-72 , Brookhaven Condominium , Jogeshwari Vikhroli ,
Link Road , Plot- CTS-33/B , Near Majas Depot , Jogeshwari East ,
Mumbai , State of Maharashtra , PIN-400060 , here-in-after called the
“ LESSOR ” of the **ONE PART** .

PAN - ABWPP6391C & UID No. - 2581 3697 8399 .

AG- 15240.00
2000.00
17240.00
28/8/21

(3)

In favour of

MR. SATISH KUMAR SINGH son of Mr. Satrugan Singh , by Faith - Hindu , by Caste - General (Non C.N.T.) , by Occupation - Service , by Nationality - Indian , resident of Q.No.- 74/H2 , M-Road , Bistupur , Near Kamani Centre , P.O. & P.S.- Bistupur , Town Jamshedpur , District - East Singhbhum , State of Jharkhand , here-in-after called the " **LESSEE** " of the **OTHER PART** .

PAN - BIYPS7086P & UID No. - 6365 1050 3033 .

Whereas , the above named present Lessor namely MR. HATEE RAM PATTANAYAK son of Late Bihari Pattanayak has acquired the Society Plot bearing No. 148 , an area measuring 3086.78 Sq.ft. in Phase II , from the previous Lessor namely TISCO WORKS ENGINEERING CO-OPERAVITE HOUSING SOCIETY LIMITED , a society registered under the Bihar Co-operative societies act (VI of 1935) bearing Registration No. 26/JAM , dated 30-08-1986 , represented by Sri Pranab Kumar Guha son of Late C. R. Guha for a period of 99 years , vide Registered Lease Deed bearing No. 1278 (Sl.No. 1305) , dated 16-05-1995 , registered in the office of the Sub-Registrar at Seraikella .

And Whereas , the society namely TISCO WORKS ENGINEERING CO-OPERAVITE HOUSING SOCIETY LIMITED has been formed with amongst others the object of acquiring lands within the District -Seraikella-Kharsawan , including Adityapur and its neighbouring area either on lease or by purchase , for the purpose of providing residential accommodation to its eligible members by learning our portions of the same or by leasing our residential building or portion thereof constructed at its own cost and expenses under the terms of lease and according to the rules and bye laws of the society .

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(4)

And Whereas , in furtherance of the aforesaid objects , the society has acquired lands at Mouza - Asangi , within PS - Adityapur , District - Seraikella-Kharsawan , mentioned in the Schedule 'A' herein below and has developed the said land at its own cost and expenses by levelling the same and laying roads , drains , water and sewer lines Eclectic Poles , and lines community centre etc. , and by fencing the area and which there named as " Tisco Works Engg. Co-operative Housing Complex " Adityapur , Jamshedpur .

And Whereas , the present Lessor being a constituent member of the society bearing Serial No. 148 has under the rules of the society , become entitled to allotment of the plot of land with a hut within the aforesaid Schedule 'A' lands and the said plot of land with a hut 8' x 10' mentioned in the Schedule 'B' herein below has been allotted to him by the society

And Whereas , the present Lessor has agreed to grant sub lease of the plot mentioned in Schedule 'B' below to the Lessee on the terms and conditions and on the covenants , rents and other dues mentioned here-in-after by the society.

NOW, THIS INDENTURES WITNESSETH AS FOLLOWS :-

1. That , by virtue of these presents and in consideration of the agreements , the terms and conditions of which are recited therein , and of the rent and the covenants of the lease here-in-after reserved and contained , the society

(5)

described fully in Schedule 'B' herein below , to hold the same unto the Lessee for a period of approx 73 (Seventy Three) years commencing on and from the subject to earlier determination , as here-in-after provided and yielding therefore unto the society , the annual rent of Rs. 1,000 /- (One Thousand) only and the consideration of Rs. 5,00,000 /- (Five Lakhs) only as full and final payment payable in advance , without any deduction what-so-ever , by equal monthly instatements on or before the tenth day of April every year of the said terms and also subject to renewal or further modification of this deed of \Sub-Lease as per bye laws and rules of the society enforceable form time to time in this regard . The Schedule land is free from Anabad Jharkhand Sarkar , Anabad Sarba Sadharan Puja Sthal , Sairat , Banbhumi land ceiling Act , Mandir , Masjid and the Lessor not belongs to ST , SC , OBC , i.e. free from CNT. Act. And the Lessor does not violate the section 46 (i) 'a & b' of CNT. Act. 1908 and there is no violation of the Sec. 22 (A) of Indian Registration Act.

2. That , the Lessee for himself and his heirs , administrators, assignees , to the intent that the obligation created hereby shall continue' throughout the terms dues hereby covenanted to the society as follows :-

- (a) To pay the reserved rent by the instatement as aforesaid on the day and in the manner herein above stipulated and in case of default , to pay interest thereon at the rate of twelve present per annum form the due date till the date of payment, without prejudice however to the right of re-entry of the society hereinafter contained

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(b) To pay to the society besides the aforesaid rent and during the continuance of this lease, of further sum of money as may be assessed by the society, as the Lessee's share towards the expenses incurred/to be incurred by the society in developing the lands and providing for other amenities including drains, roads, sewer and water lines, electricity, community centre etc., within the complex and towards costs and expenses of maintaining the same and costs and expenses in the Management of the society. The sum so assessed by the society shall be final and conclusive as between the parties hereto.

(c) In addition to the payments mentioned in clause (a) & (b) above, the society may have the power from time to time fix as payable by the Lessee in proportion to the area held by him under this lease in respect of cost incurred by the society for providing municipal services including services for maintaining Health Sanitation and cleanliness of the colony, welfare charges, water and electric charges.

The fixing of such contribution shall, however, depend upon the maximum scales of taxes on the holding plus municipal taxes and rates which the authorities of the Municipality, within whose Jurisdiction demised premises does fall, may impose under the Bihar and Orissa Municipal Act.

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(7)

- (d) To pay every month regularly to the society , electric and water charges for supply of electricity and water to the premises of the lessee within the demised area and at prevailing rates as fixed by the concerned authority within 15 days of the representation of bills , therefore in accordance with the rules of the society and to pay interest thereon in the event of default , at the rate of 12% per annum to the society on its demand calculated from the due date till the date of actual payment .
- (e) To observe all the rules and regulations of the society for the time being in force regarding supply of water and electricity and also all rules and regulation provided in this regard under any law for the time being in force .
- (f) To use the premises on the demised land for residential purpose only , constructing only one residential building therein to the plan approved by the society and for no other purpose what-so-ever and in particular not to use the demised land for agriculture , horticultural , commercial , industrial or business purposes , provided that the Lessee shall be at liberty to maintain a Kitchen and/or a flower garden as adjacent to the residential building on the land for the use of occupier thereof and for no other purpose .

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(8)

- (g) Not to erect or permit to be erected any out- house boundary wall , sewer-drains and latrines on the demised land without previous permission of and in accordance with plan and specification by the society .
- (h) To keep the premises and particularly the buildings on the said demised land and all drain in good repair and conditions to the satisfaction of the society .
- (i) Not to diminish the value of or in any way to injure the said land or any of the buildings or portion thereof for the time being erected in the said land .
- (j) Not to keep any cattle or other animals for profit without the previous permission of the society and to abide by all the regulations that maybe imposed in this regard by the society .
- (k) Not to transfer charge or create any interest by way of Sale , Mortgage , Assignment , Sub-Lease or otherwise , part with possession of the demised premises or any part thereof or the building constricted thereon or any part thereof or create any other interest therein or in the building on the demised land or any part thereof the right of enjoyment thereof , without the consent of the society previously obtained in written . In case of permitted transfer to pay the society 5% of the consideration money for such transfer .

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(9)

- (l) Not to cut any tree standing on the demised land without the previous written permission of the society .
- (m) Not to keep or store any dangerous inflammable substances or keep for sale or storage any intoxicating materials in the demised premises .
- (n) At all reasonable times to allow persons authorised by the society to enter upon the said land or the building therein for the purpose of satisfying the society that the covenants on the part of the Lessee being duly observe and performed .
- (o) To surrender and yield up peacefully and quietly the demised premises to the society upon the expiration or earlier determination of the aforesaid period of lease .

3. And the society hereby covenant with the Lessee that the Lessee, paying the said rent and performing and observing the covenant hereinbefore contained , may peacefully hold and enjoy the demised premises for the said term (subject to earlier determination as herein provided) without any interruption by the society , person or persons claiming through or under it .

4. It is hereby expressly agreed and declared by and between the respective parties that the Lessee shall Not acquire any title or right of occupancy in the said demised land or any part thereof

Handwritten notes in Hindi: "कॉन्ट्रोल", "15 मिनट", "सर्विस", "रॉड" (Control, 15 minutes, Service, Road)

(10)

SCHEDULE 'A'

Description of the entire property of the society :-

10 Bighas 14 Kathas (approx) (Ten Bighas Fourteen Kathas) of land i.e. total 2 lakhs 40 thousand 7 hundred and 50 sq.ft. of within holding Plot No. New 367 (P), 366, 275, 274, 276, 334, 336, 337, 338, 410, 415, 381(P), 382, 361, 362, 365, 347, 348, 349, 350, 272, 299 under New Katha Nos. 97, 98 and 235 in Mouza - Asangi , Ward No. 4 (Old) 2 (New) under Adityapur Notified Area Committee , P.S. - Adityapur , Thana No. 126 , District - Singhbhum , in Phase II Project and Phase III Project , presently District - Seraikella-Kharsawan , under the Volume No. 1 and Page No.- 328 , mentioned in Register-II .

SCHEDULE 'B'

Name of the Lessee - MR. SATISH KUMAR SINGH , Sub Plot No. 148 , Area 3086.78 Sq. ft. , Phase-II , under Old Khata No. 68 , being Old Plot Nos. 149(P) & 150(P) , corresponding to New Khata No. 98 , being New Plot No. 274 . ; **Holding No. - 0020003304000M0 ;**

- Bounded by** :-
- North :- Holding Plot No. 139 .
 - South :- Inside Road .
 - East :- Boundary Wall & Road .
 - West :- Inside Road

Antu Sundi
Deed Writer
Serai Kella

(11)

In Witness whereof the said Lessor and Lessee both have put their hands this the day, month and year first above mentioned.

Witnesses :-

1. Binod Kumar S/o Sri Ramesh Prasad
Q No:- 25/72 Rd No2 From Area Kadma,
Jamshedpur Jharkhand Pin- 831005

2. Bhem Singh S/o Sri Onkar Nath Singh
Q.No-22, LB Type, Road No-23, From Area Kadma,
Jamshedpur, Jharkhand. PIN-831005

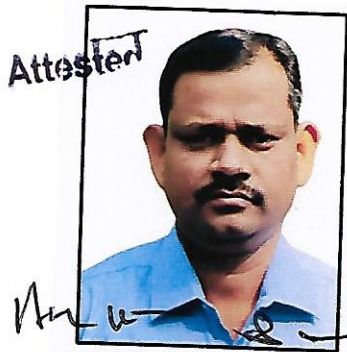
Read over and explained the contents to the executants who after admitting the contents to be true and correct.

Antu Sundi

ANTU SUNDI
DEED WRITER, SERAIKELLA
LICENCE NO -30/97

Antu Sunda
Deed Writer
Seraikella
28/08/2024

(12)



Antu Sunda
Sathim w sru
28/08/2024

(Photograph , Signature and finger prints of the Lessee)



Antu Sunda
Binod Kumar
28/08/2024
(Photograph and Signature of the Identifier)

Certified that the fingers prints of the left hand of each person , whose photographs are affixed herewith in this document have been obtained/ taken by me .

Antu Sunda
28/08/2024
Typed by :-

Antu Sunda
ANTU SUNDI
DEED WRITER, SERAIKELLA
LICENCE NO. 30757

Seraikella