

झारखंड राज्य आवास बोर्ड, जमशेदपुर प्रमंडल, जमशेदपुर ।

अधिकार पत्र

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1. आवंटों का नाम:- श्री ब्रह्म बजाज
2. आवंटन आदेश संख्या एवं तिथि:- को.स.का.ज.प्रा.उ. 1181/आ.वि.प्रा.उ. 24/11/2007
3. ब्लॉक संख्या:- एच/164
4. ब्लॉक का क्षेत्रफल:- $29' \times 65' = 1885$ वर्ग फुट
5. दखल-कब्जा की तिथि:- 01/11/2009
6. चौहद्दों:-
 - उत्तर:- एच/163
 - दक्षिण:- एच/165
 - पूरब:- एच/533 एच/534
 - पश्चिम:- एच/534
7. आवंटों का हस्ताक्षर:- Sherad Bagaj

दखल-कब्जा देनेवाले पदाधिकारी का हस्ताक्षर ।



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

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

पत्रांक :- 05/आ0-228/07.....15.04/mvd

राँची, दिनांक 19/12/18

प्रेषक,

राजस्व पदाधिकारी,
झारखण्ड राज्य आवास बोर्ड,
राँची।

सेवा में,

श्री शरद बजाज
भूखण्ड संख्या - एच-164,
उच्च आय वर्गीय,
डिण्डली, आदित्यपुर।

विषय :-

डिण्डली, आदित्यपुर स्थित उच्च आय वर्गीय संख्या - एच-164 की कीमत के विरुद्ध बकाये मूल एवं सूद की गणना।

महोदय/महोदया,

उपर्युक्त विषय के संबंध में कहना है कि विषयाधीन भूखण्ड की कीमत के विरुद्ध आपके द्वारा जमा की गई राशि जिसकी तिथिवार विवरणी कार्यपालक अभियन्ता, झारखण्ड राज्य आवास बोर्ड, जमशेदपुर प्रमंडल द्वारा अग्रसारित की गई है के समायोजनोपरान्त आपके जिम्मे बोर्ड का पावना निम्नवत् रह जाता है :-

1. दिनांक 31.01.2019 तक 1,66,258.00(एक लाख छियासठ हजार दो सौ अठ्ठावन) ₹0 मात्र
2. दिनांक 28.02.2019 तक 1,68,554.00(एक लाख अड़सठ हजार पाँच सौ चौवन) ₹0 मात्र

अतः अनुरोध है कि निर्धारित तिथि के अन्दर संबंधित प्रमंडल में उक्त राशि जमाकर इसकी सूचना अधोहस्ताक्षरी एवं कार्यपालक अभियन्ता को दें। समय पर राशि जमा नहीं होने पर उसमें बढ़ोतरी होगी। भविष्य में किसी कारणवश इस योजना की लागत राशि में बढ़ोतरी होने पर बढ़ी हुई राशि का भी भुगतान करना होगा।

इसकी प्रतिलिपि संबंधित कार्यपालक अभियन्ता को भी दी जा रही है।

विश्वास भाजन,

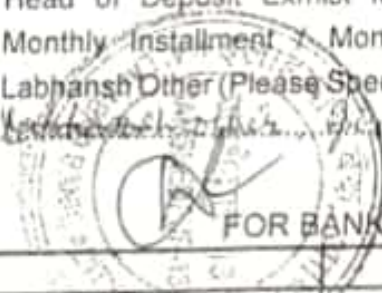
राजस्व पदाधिकारी

19/12/18

Particulars	Amount
Cheque No./DD No. →	094112.
Dated..	04/01/2019
Name of the Bank	B.O.B. Aditya
Rs. 1000 x	
Rs. 500 x	
Rs. 100 x	
Rs. 50 x	
Total	1,66,258-

(Rupees) One lakh Sixty Six thousand
two hundred and fifty eight only.

- Name of the Allottee.....
MR. SHARD BAJAJ
- Details of House/Flats/Plots against which amount deposited House/Flat/Plot No.....M-164.....
Place SONOLI, ADITYA P.V.R.
Name of the Scheme Home Purchase System
- Head of Deposit Exist Money / Initial Money / Monthly Installment / Month Rent / Dividend of Labhansh Other (Please Specify).....Dividend of Costing
Interest payment



Signature of Depositors

FOR BANK USE

PASSING OFFICER	CASHIER
JOURNAL NO.	

209360

Whereas Bihar State Housing Board, Patna allotted a H.I.G. Plot No. H/124 vide its letter No. 3990/Aa dated 16.09.1994 then after due to encroachment/disputed Plot Jharkhand State Housing Board, Ranchi decided to allot another clear plot by lottery on dated 07.05.2007 decided to allot a Plot No. H/164 by Lottery and confirm the decision vide its letter no. 1181/Aa dated 24.07.2007 the full particular of which have been given in the scheduled hereunder at a total cost tentatively determined at Rs. 1,33,350.00 (Rupees one lakh thirty three thousand three hundred fifty only) cost on 31.10.94 and where as the Settle in the acceptance of the term and condition mentioned in the said allotment order has made and initial payment of Rs. 40,005.00 (Rupees forty thousand five only) towards the disposal price of the said house and has promised to pay the remaining amount of the disposal price of the said plot allotted to the Settle in the manner herein after appearing.

Now, therefore, this deed witnesseth and the parties hereby agree as follows:-

1. That the Settle shall be given delivery of possession of the plot he has completed all the formalities paid all the dues demanded and executed and registered all the deeds as per Board requirement.
2. That the plot allotted to the Settle is given on "as is where is " basis and the Board will not certain any claim or complaint whatsoever relating to property circumstance, quality of materials used workmanship or any other matter.
3. A. The balance cost after calculating the interest will be paid within two months otherwise action will be taken as per terms and condition of the agreement.

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महाराष्ट्र राज्य अःवलि
जमशेदपुर

- c. For E.W.S. Plot Rs. 1.00 per annum.
7. That interest rate 1% (one percent) per month shall be charged on all dues either in respect of premium installments or rent of the period of the default. Beside in case of each default the following administrative and financial charge shall be levied:-
- a. For H.I.G & M.I.G Plot Rs. 10.00 per annum
- b. For L.I.G. Plot Rs. 5.00 per default.
- c. For E.W.S. Plot Rs. 2.00 per default.
8. That after the full payment has been made and all dues cleared and if there has been no violation of any of the term and condition of this agreement or of the Board Regulation in this regard a deed of lease in respect of the transfer of the aforesaid premises on perpetual lease hold basis shall be executed in favor of the Settle.
9. That the premises will be used only for residential purpose and not for any other purpose.
10. That the Settle shall pay from the first day of the month in which this agreement is registered ground rent, municipal and water, taxes, electricity charges, ceases and such other taxes and charges to the authorities concerned for the said premises allotted by the board.
11. The Settle shall obtain the approval of the board and authority prescribed in the Jharkhand restriction of use of land act or any other authority prescribed by in any other law for the time being in force to his building plan before any construction.
12. That the Settle shall start construction within 2 year having being put in position of this plot of land complete construction up to the ground floor within further period of three years.
13. That the Settle will make no alteration or additional upon the said premises without the prior written permission and sanction of the Board be submitting a plan and without obtaining the approval of Municipal or other authorities in accordance with the provisions of Law for the time being in force.
14. That the Settle shall not encroach upon the adjoining land beyond the area and size mentioned in the schedule appended to the agreement and shall not violate the prescribed set-back and space at sides, front and rear within the area Settled him/her.

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झारखण्ड राज्य अर्बि
जमशेदपुर

15. That the Settle shall not sell, transfer, assign or sublet or otherwise part with the possession of the whole or any part of the previous consent of the board in the writing which the board shall be entitled to refuse in its sole desecration or in the event of consent being given may impose such terms and condition as it think fit and the board shall be entitled to claim and recover a portion unearned increase in the value (i.e. difference between the premium/cost paid and the market value of the land & the premises) at the time of sale, transfer, assignment or parting with the possession, the amount to be recovered being 50% of the unearned increase. The decision of the board regarding the market value of the Land/premises shall be final. The Board shall also have the pre-emptive right to take back (purchase) the premises from the Settle after paying a amount to the disposal price paid by the Settle less/depreciation and 50% of the unearned increase in the value of the land determined in the manner indicated above.
16. That the Settle shall permit any officer or staff of, the Board having Jurisdiction over the area concerned to enter upon the premises and to inspect the same from time to time to ensure his/her adherence to the term and condition of this agreement and shall provide reasonable facilities to him for the said purpose.
17. That the Settle agree with the right of the board to recover all any of the dues payable to the aboard as public demand under the Jharkhand and Orissa Public Demand Recovery Act., 1914.
18. That the possession of the dwelling unit plot shall be handed over to the Settle after he/her has paid the prescribed number of installment and such other dues as shall have been demanded by the Board.
19. That during the hire purchase period as the Settle shall remain only a tenant of the Board and shall have no other right except that of tenancy as per agreement executed.
20. That the during such period as the Settle remain a tenant he shall abide by the tenancy stipulations as specified in the hire purchase agreement.
21. That the Settle shall fail to do any thing or refrain from doing any thing as required by the agreement executed or by the board regulation, the Board shall have the power to get such things done or prevent such things being done at the risk and cost of the Settle.

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22. That the Settle cease to be a tenant and shall be the owner of the Plot/Plot premises only after the last installment of hire purchase and all other dues have been paid by him to the board and the transfer of the property to him has been effected through conveyance deed in such form as may be prescribed by the Board.
23. That without prejudice to the Board right under any other Law, rules and regulation and besides recovering the amount due to the Board along with the interest. Penalty and damage, the Board shall have in addition, the right to cancel the allotment/Settlement of the Plot/Plot made in favor of the Settle and evict him the Plot/Plot and resume possession there of in the event any one or more of the following :-
- Non compliance on the part of the Settle of any of the term and condition.
 - Violation of any of the term and condition prescribed in the rule and regulation of the Board in this regard.
 - Three consecutive or a total of five defaults in the payment of the monthly installments or any arrears amount remaining due for a period of more than twelve months from the date of demand.
 - If it is found that the Settle is Farzidar and has taken Settlement of behalf of any other person or persons.
 - If it found subsequently that the allotment/Settlement has been taken by furnishing false information or affidavit or concealing any material fact.
24. That on matter not specifically stipulated in the agreement or provided for in the relevant rule and regulation of the board or in case in dispute, doubt or question arises between the Settle and the Board, than and in such event every such case shall be referred for arbitration to the Managing Director of the Board acting as such at the time and his decision in this regards shall be final and binding on both parties and shall not be liable to be questioned in any Court of Law.

Sherad Bajaj

कार्यपालक
श्रीलक्ष्मण राव
समवेतपुर

In witness where of the parties here to have signed this deed on the dates respectively mentioned under their signature -

Witness:-

1. Signature of witness : D. Choudhary
J.S.H.B. 2007

Address:

2. Signature of witness:

Address:

Signature of the Officer for and on behalf of
The Jharkhand State Housing Board
31/8/07

1. Signature of witness: Singh.
31/8/2007.

Address: Adityapur.

2. Signature of witness: Y. Raju
31/8/07

Address: Adityapur

Sherod Bajaj
Signature of the Settle

SCHEDULE

Details of the Plot Allotted.

1. Mohalla : Adityapur, Dindly
2. Town : Jamshedpur
3. P.O. & P. S. : Adityapur
- Distt. : Saraikela Kharsawa
4. Plot No. Assigned by the Board: H/164
5. Housing Board Letter No. 1181/Aa dated : - 24.07.2007.
6. Area of Land (in Sq.ft) : 1885
7. Boundary :
 - North : H/163
 - South : H/165
 - East : M/533 & M/534
 - West : 25' - 0" wide Road
8. Dimension:
 - East to west on Northern Side:- 65'-0"
 - East to west on Southern side:- 65'-0"
 - North to south on eastern side:- 29' - 0"
 - North to south on western side:- 29' - 0"
9. Sketch : Map Attached

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

Signature of Settlee

Certified that the Original and Duplicate Deed are the
Exact copy of each after and contain 2,213 words

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

HIRE PURCHASE AGREEMENT FOR PLOT OF LAND

This agreement is made this day the of of the year 2007 between the Jharkhand State Housing Board (hereinafter referred to as the board which expression shall unless the context does not so admit include its Administration, successor and assigns) of the one part and SRI SHARAD BAJAJ, S/o Madan Lal Bajaj, Residence of Electric Industry, Adityapur, P.O. & P.S. Adityapur, Dist. Saraikela Kharsawa (herein after called Settle, which expression shall unless the context does not so admit include his/her heir, successor, executor, administrators and permitted assigns) of the other part.

Sharad Bajaj

Handwritten signature and stamp in the bottom right corner, including the text "SARAIKELA KHARSAWA" and "JHARKHAND STATE HOUSING BOARD".

- That the Board shall not be bound to issue any separate reminder/notice for payment of the amount of any installment, ground rent or any other dues payable to the board
4. A. That the total disposal price indicated above is according to the present estimate and hence tentative. Increase in the cost of the construction or development or due to increase in cost of land acquisition due to any decision/award of court of law or legislation or due to increase in the cost due to final valuation or calculation or otherwise as per the decision of the board shall be payable by the Settle in installment thereof or in lumps sum within the period decided by the board. The Settle shall under no circumstance be entitled to demand any account relating to the cost or question or dispute it and this shall be fixed by the Board in its sole discretion and the disposal price of plot of land so fixed shall be binding on the Settle.
- B. That the Settle shall be liable to pay such charges, if any incurred by the board on maintenance of road, water supply, drainage, street light and other services and amenities within a Housing Estate.
- C. 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 a Housing Estate and it shall be the duty of such agency to administer these common portion and common service. The Settle shall be liable to pay the Board or the special Agency such charge for the purpose as may be decided by the board. In case of failure of any part of the Settle to make such payment the Board shall have the power to recover such amount as arrears of land revenue.
5. That the plot will be given on hire purchase basis whereas the plot of the property will be given on perpetual leasehold basis.
6. That the Settle shall pay a ground rent at the rate specified below. The board reserves the right to revise the ground rent every 30 years.
- a. For H.I.G Plot Rs. 5.00 per annum.
b. For M.I.G. Plot 3.00 per annum.
b. For L.I.G. Plot Rs. 2.00 per annum.

Sherad Bajaj

शुद्धपालक
राज्य शासक
जमशेदपुर

ADITYAPUR MUNICIPAL CORPORATION, ADITYAPUR

HOLDING TAX RECEIPT

Receipt No. 115013815062021011010
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 15-06-2021
Ward No : 15
Holding No. : 0150002089000M0

Name Ram lakhan singh

Address : HIG - 164, Road No - 04 Harlom Nagar Adityapur - 1,na , sarakela-kharsawan - 831013
MOB : 9308362439

A Sum of Rs. 331.00 (in words) Three Hundred and Thirty-One Only
towards Holding Tax & Others vide Cash

Dated _____ Drawn on _____
Place Of The Bank.

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear		0.0
Holding Tax Current	2021-2022 / 1 2021-2022 / 4	348.0
	Total	348.0
	Additional Tax	0.0
	Penalty / Interest Amount	0.0
	Rebate on current Demand	17.4
	Adjust amount	0.0
	Amount Received	331.0
	Advance Amount	0.0



Signature of Tax Collector

Note:-

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th june of the Financial Year.
- without prejudice to land right

For Details Please Visit : suda.jharkhand.gov.in
or Call us at 18002586545

In Collaboration With
Sparrow Softech Pvt. Ltd.
H-117, Harmu Housing Colony, Sajana
Chowk, Ranchi