

2702

2542



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9b3f8f2554a0e2383740

Receipt Date : 24-Aug-2022 10:35:49 am

Receipt Amount : 2350/-

Amount In Words : Two Thousand Three Hundred And Fifty Rupees Only

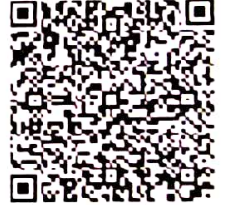
Token Number : 20220000103275

Office Name : SRO - Saraikela

Document Type : Lease

Payee Name : KAMLESH JHA (Vendee)

GRN Number : 2212995875



--: For Office Use :-



[Handwritten Signature]

[Handwritten Signature]

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[Handwritten Date]

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Sub lease 69 yrs. Value 58000/-, Stamp 2350/-, A/Sy/Pr

मुल्याकन सुची से जाँच किया
24/8/2022

दस्तावेज जाँच एवं मांगे
24/8/2022

3
24/8



Asim Kumar Saha

24/08/2022



Asim Kumar Saha
24/08/2022

(2)

DEED OF SUB-LEASE

नियम-21 क अधीन ग्राह्य

भारतीय स्टाम्प अधिनियम

(इण्डियन स्टाम्प एक्ट-1899) की

अनुसूची-1 या 1 (क) से

अधीन यथादत्त स्टाम्प आयेय या

स्टाम्प शुल्क से विमुक्त या

स्टाम्प शुल्क अपेक्षित नहीं

This Deed of Sub Lease is made on this the 24th day of August 2022 ,

here at Seraikella .

Between :-

Signature of Asim Kumar Saha

.....2022 निबंधन पदाधिकारी

(1) APARNA SAHA (UID No. - XXXX XXXX 5689) wife of Late

Asim Kumar Saha , & (2) MONALISA SAHA (UID No. - XXXX

XXXX 7280) daughter of Late Asim Kumar Saha , both by Faith -

Hindu , Category - General not affected with C.N.T. Act 1908 , by

Occupation - Household Works and Service , by Nationality - Indian ,

resident of 5A , Gunmoy Colony , Madhusudan Tower , Near Bharat

Petrol Pump , Mango , P.O. & P.S. Mango , Town Jamshedpur , PIN-

831012 , District - East Singhbhum , State of Jharkhand , through their

Fee Paid
A/c- 174012
E 200010
374012
24/8/2022



Always
 24/08/22
 Sincerely
 24/08/22

28/08/22
 ना. _____ समर्थ _____ तक
 श्री. 1947 कुमारे भा.
 पिता श्री. बांधे नारायण भा.
 स्थान. _____ जे. ना. वा. पु. अ. के. निबंधन के लिए
 पेशा. _____ (अ. वि. वि. वि.)
 दस्तावेज पेश किया

उपस्थापक का हस्ताक्षर निबंधन परामर्शकारी का हस्ताक्षर



Binay Kumar Jha
A.C.
24/08/22

(3)

duly constituted attorney to **MR. BINAY KUMAR JHA** (UID No. - XXXX XXXX 3085) son of Mr. Bodh Narayan Jha , by Faith - Hindu , Category - General not affected with C.N.T. Act 1908 , by Occupation - Advocate , by Nationality - Indian , resident of Road No. 11 , Bhalotia Road , Jagannathpur , Gamharia , P.O. & P.S. Gamharia , District - Seraikella-Kharsawan , State of Jharkhand , vide registered G.P.A. bearing No. IV-58 (Sl.No. 1819) , dated 24-12-2021 , registered in the office of the Sub-Registrar at Ghatshila , here-in-after called the “ **LESSORS** ” of the **ONE PART** .

In favour of

MR. KAMLESH JHA son of Late Shilamber Jha , by Faith - Hindu , Category - General not affected with C.N.T. Act 1908 , by Occupation - Retired , by Nationality - Indian , resident of G/46 , Tayo Colony , Chhota Gamharia , P.O. & P.S. Gamharia , District - Seraikella-Kharsawan , State of Jharkhand , PIN-832108 , here-in-after called the “ **LESSEE** ” of the **OTHER PART** .

UID No. - XXXX XXXX 4133 .

(4) Smty K. C. Saha
A. C. Saha
24/08/22

Whereas , the previous Lessor namely ASIM KUMAR SAHA (now deceased) son of Late K. C. Saha has acquired a Society Plot bearing No. 110 , an area measuring 1531.37 Sq.ft. in Phase II during his lifetime from the Society 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 its Secretary namely Sri Pranab Kumar Guha son of Late C. R. Guha for a period of 99 years , vide registered Deed of Lease bearing No. 4963 (Sl.No. 5035) , dated 18-12-1992 , registered in the office of the Sub-Registrar at Seraikella .

And Whereas , the aforesaid above named ASIM KUMAR SAHA son of Late K. C. Saha , died leaving behind his widow namely APARNA SAHA and a daughter namely MONALISA SAHA (i.e. present Lessors) as his legal heirs and successors for his lease hold property .

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 .

5
24/08/2022

And Whereas , in furtherance of the aforesaid objects , the society has acquired lands at Mouza - Asangi , within P.S. - 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 husband and father of the present Lessors namely ASIM KUMAR SAHA son of Late K. C. Saha being a constituent member of the society bearing Serial No. 140 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 , after the demise of aforesaid member of the society namely Asim Kumar Saha , the present Lessors have jointly inherited the lease hold property and agreed to grant sub lease for the same 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 hereby demised unto the Lessee all that land and structure

Sincerely
Kr. Jha
24/08/22
(6)

described fully in Schedule 'B' herein below , to hold the same unto the Lessee for a period of approx 69 (Sixty Nine) 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. 50,000 /- (Fifty Thousands) only as full and final payment payable in advance , without any deduction what-so-ever , by equal monthly instalments 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 Lessors not belongs to S.T. , S.C. , O.B.C. , i.e. free from C.N.T. Act. And the Lessors does not violate the section 46 (i) 'a & b" of C.N.T. Act. 1908 and there is no violation of the Sec 22 (A) of Indian Registration Act .

2. That , the Lessee for himself and his legal 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 .

Shree Kr. Jha
A.C.
(7) 24/08/22

- (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 the power from time to time fix as payable by the Lessee in portion 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. 1922.

सि. सं. १०१/२०१२
२४/०९/२०१२
(8)

- (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 .

Singh Dr. J. J. Singh
24/08/2022
(9)

- (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 constructed 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 .

Singh Mr. Thun
24/08/2022
(10)

- (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 covenants 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 .

(11)

Sincerely,
Mr. Jha
24/08/22

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, 280(P), 338, 410, 415, 381(P), & 382 , under New Khata 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 , presently in District - Seraikella-Kharsawan , under the Volume No. 1 and Page No. - 328 , mentioned in Register-II .

SCHEDULE 'B'

Name of the Lessee - MR. KAMLESH JHA , Sub Plot No. 110 , Area 1531.37 Sq. ft. i.e. 3.515 Decimals , within Phase-II , under Old Khata No. 68 , being Old Plot No. 144 (Part) .

; Holding No. - 0020002064000M0 ;

Bounded by :-

North	:-	Boundary Wall .
South	:-	Inside Road .
East	:-	Holding Plot No. 109 .
West	:-	Holding Plot No. 111 .

Singh Mr. Singh
24/08/22
(12)

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

Witnesses :-


1. NIRMAL KUMAR SINGH
S/O ARUN KUMAR SINGH
FLAT No. 601, M.P. TOWER PHASE-2
ADITYAPUR,

24/08/22

2. ARJUN SINGH S/O RAMAYAN SINGH
H. No-5, ROAD No-5, GAYATRI NAGAR
BARA GAMAHARIA -

24/08/22

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


Deed writer
S. No. 25/17
Serai Kella

(13)

→ 1. Samey Kr. Jha
24/08/2022



AKS

Signature
24/08/22



(Ramlesh Jha)

24/08/2022

(Photograph , Signature and finger prints of the Lessee)



AKS

Signature
24/08/22

Signature of Identifier

(Photograph and Signature of the Identifier)

24/08/2022

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 .

Signature
24/08/2022
Typed by :-

Signature
24/08/22
Deed Writer
2. no. 25/17
Seraikella.