

Lease 33 yrs.

Adityapur

Exemption of stamp duty has been granted under Sec 9 of the Indian Stamp Act 1899. मूल्यांकन सूचा स जीव क्रय: दस्तावेज जीव एवं सही पाया है।



Lalan Kumar Sinha

उपस्थापित दस्तावेज में लेख्यकारी की जाति अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

दस्तावेज में वर्णित भूमि प्रतिबंधित सूची से है

Lease Deed

This DEED OF LEASE is made on this the... Day of Jan 2023 At

Seraikella By :

By & Between

THE SLAG, GRANULATION PLANT SAHAKARI GRIH NIRMAN SAMITY LTD. a housing Society, registered under the Bihar and Orissa Societies Act bearing Regd. No.- 1 JAM 1983 having it's office under premises of the A.C.C. Ltd. Slag Granulation Plant, Sakchi, Jamshedpur-1 represented through it's Secretary Sri. Lalan Kumar Sinha, S/o. Late Satya Narayan Prasad resident of SGP Housing Colony, Adityapur, Manjhi Tola, P.O+P.S- Adityapur, Dist- Seraikela Kharsawan, State-Jharkhand, hereinafter called the Society/Leasee of (which expression shall unless repugnant to the context, wear and include it's Successor in-office, Legal representatives, administrators, executors, assigns and nominees) of the one part ; Aadhar No.- xxxx xxxx 4530, PAN No.- BBEPS25586 , Mob.:

IN FAVOUR OF

Mr./Mrs./Miss. Ashok Kumar, Son/Wife/Daughter- Sri Late Raj Ballabh Yadav, of by Faith Hindu, by nationality-Indian, BY Occupation Service, Resident of L/3, Old Gandak Road, Near Steel House, P.O- Sakchi, Town-Jamshedpur, Dist- East Singhbhum, State-Jharkhand a member of the Society (Lessor) having membership No-106, Dated : 19.12.2022, hereinafter called the Lessee (which expression, shall unless repugnant to or executed by the context, mean and include his/her, successor, legal representatives, administrators, executors assigns and nominees) of the other part. Aadhar No.- xxxx xxxx 1936, PAN No.: ARRPK4112F, Mob.: 6201553499.

Whereas the lessor/ Society has been formed by it's constituent members including the present lessee for the specific purpose of providing residential accommodation in or around Jamshedpur to its members under the rules and regulations of the Society spelt out hereinafter and such other purposes.

Binod Kumar  
Attested By  
Adityapur  
Jama Kumar Sinha  
06/02/2023

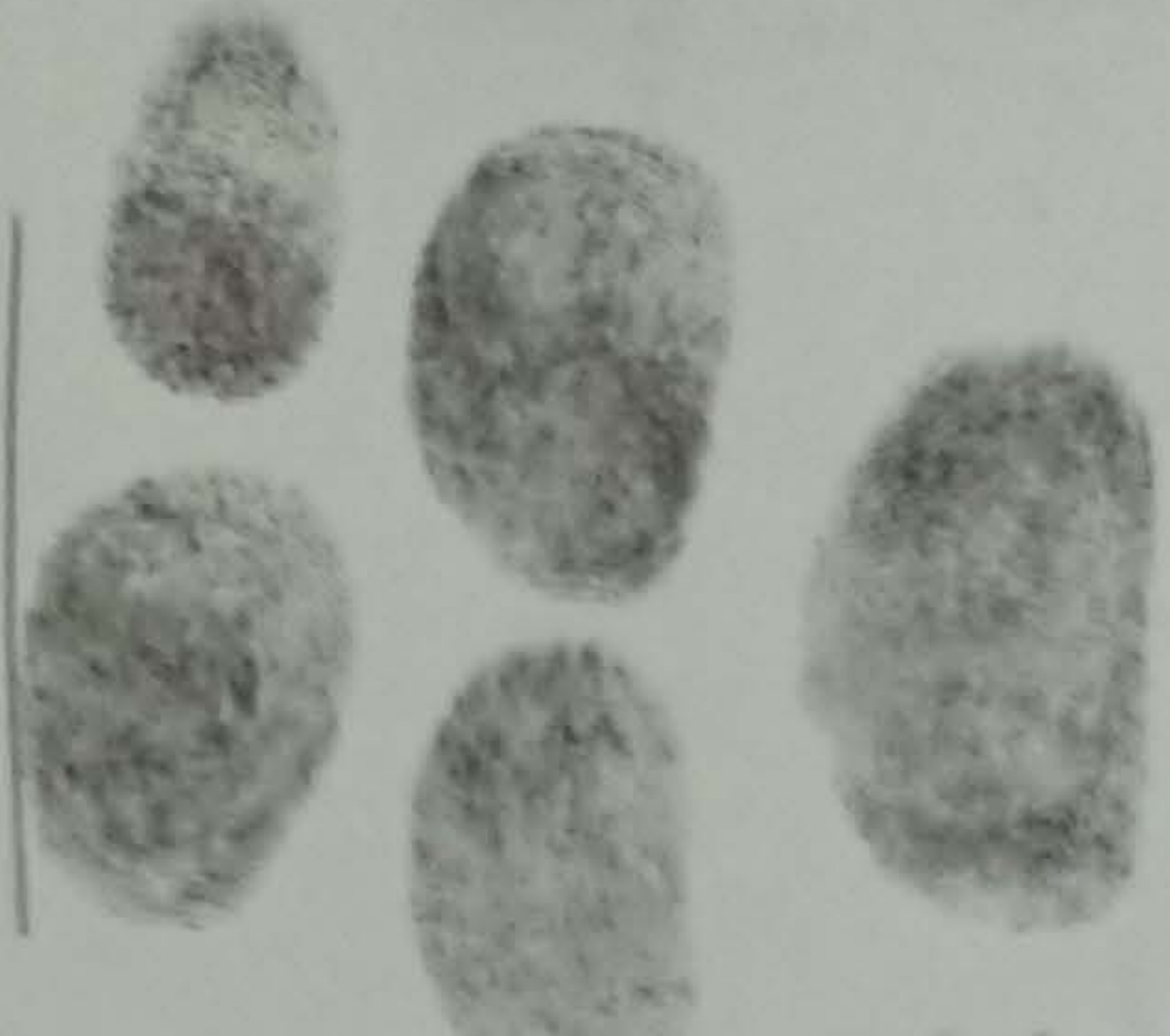
नियम-21 के अधीन प्राइव  
भारतीय स्टाम्प अधिनियम  
(इन्डियन स्टाम्प एक्ट-1899) की  
अनुसूची-1 की (क) में  
अधीन प्रशासित स्टाम्प संहिता या  
स्टाम्प शुल्क से विमुक्त या  
स्टाम्प शुल्क असेहित नहीं  
21/1

2023 निवाहन  
Exemption under  
item No. 5, Schedule  
of fees  
E  
6/2/23



Binoo Kumar  
Attested by  
A. Ashok Kumar  
Advocate

Ashok Kumar



:2:

AND

Laloo Kumar Sinha  
06/02/2023

WHEREAS in furtherance of aforementioned prime objects of the Society, the society has acquired land measuring area 0.3950 hectare (42518 sqft) in the slag Granulation Plant Sahakari Grih Nirman Sammity Ltd., more fully described in schedule 'A' below, by means of different registered sale-deeds from different parties as described in schedule 'B' below.

Whereas, the erstwhile represented secretary acquired land, measuring area 42518 Sq.ft. area in the name of the (S.G.P) the Slag Granulation plant Sahakari Grih Nirman Samity Ltd. in purchase of above scheduled below land in Schedule B by the different different bearing Sale Deed Nos. 1301 on dated 16-04-1988 from the Seller Sri Ladu Mahato & Others, 1636 and 1637 on dated 09-05-1988 from Seller Sri Shubhash Mahato & Others, 1845 on dated 26-05-1988 from Seller Sri KashiNath Mahato and 2136 on dated 18-06-1988 Sri Rudro Mahato.

All the aforementioned sale deed nos. registered at Sub Registry Office Seraikela.

AND

WHEREAS after acquiring the aforesaid land measuring 42518 sqft in the society has improved the land by leveling it and providing connecting roads and other amenities at huge express and labour, to make the land fit for allotment to its eligible members, in the said area, which the society has named as P.O & P.S-Adityapur, Dist- Singhbhum (West).

AND

WHEREAS the lessee is a constituent member of the Lessor/Society and on his/her application, the Society/Lessor has agreed to grand lease of a piece of land described in schedule 'C' below (which forms part of schedule 'A' lands) in view of the eligibility of the Lessee under the Rule and Regulations of the Society and also the above schedule land mentioned under Registered - II, Volume No.-II, Page No.-261, Rent Receipt No.- 0568205062 & Holding No.-0140000594000MO.

NOW THIS DEED OF LEASE Witnesseth as follows :-

1. That the Leases will be for a fixed period of 33 (Thirty three ) years commencing from the date of allotment of land i.e 11.07.2019 subject to earlier determination as herein below provided by yielding there of into the society on yearly rent of Rs. 2250/- per thousand square feet per year payable in advance every year on or before 7<sup>th</sup> day of March.
2. That the Lessee for himself/herself and his/her heirs, successors and administrators, executors and permitted assigns respectively with the intent that

Date :-10-Feb-2023

- Government/Market Value: ₹1294100/-
- Transaction Amount: ₹500000 /-
- Paid Stamp Duty: ₹0 /-

Receipt : 776637

Receipt Date : 10-02-2023

On Date 10-02-2023 Presented at SRO - Saraikela

Signature of Presenter

*Lalun Kumar Singh*

Presenter Name: -

SP

₹900

SRO - Saraikela

Total

₹900

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Pay Am
SP	900	900	0	GRAS	AshokKumar	GRN Number : 2315459129 DEPT Transaction Id : bb0377f38f9914ded01c Transaction Type :	
Sub Total	900	900	0				

Article : Cooperative Society Lease Number of Pages : 60

*[Signature]*  
Signature of Operator

*[Signature]*  
Signature of Head Clerk

*[Signature]*  
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300010146

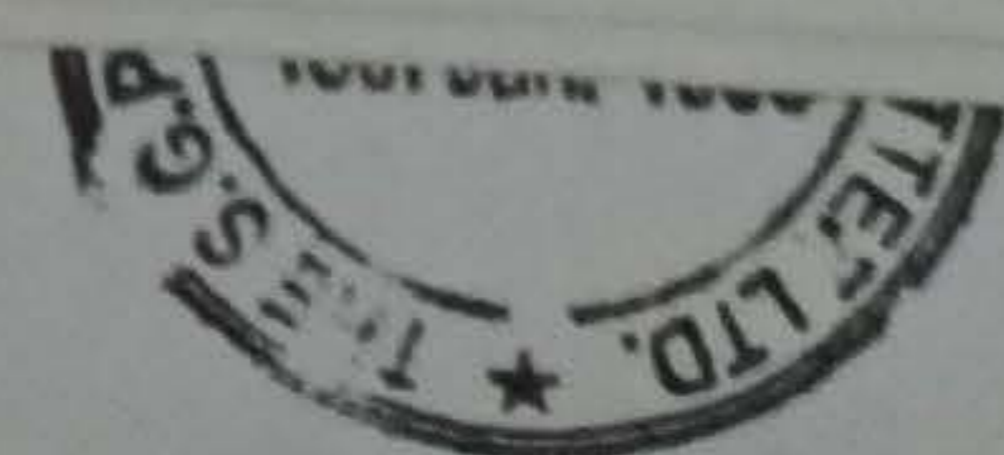
Deed Type	Cooperative Society Lease
Number of Pages	60
Fee Details	SP :- Rs. 900,
Property No.	1
Valuation Details	Value :- Rs.1294064/- , Transaction Amount :- Rs.50000/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Dindli-Ward No15 - 128 Location :- Other Road, Dindli Ward No 15 Village Code 128 Property Boundaries :- East: Survey Plot no. 1315, West: Society Road, South: Naveen, North: Boring of Society Volume Number - 2Page Number - 261Holding Number - 0140000594000MOKhata Number - 186Plot Number - 1318 Area Of Land :- 2.60 Decimal






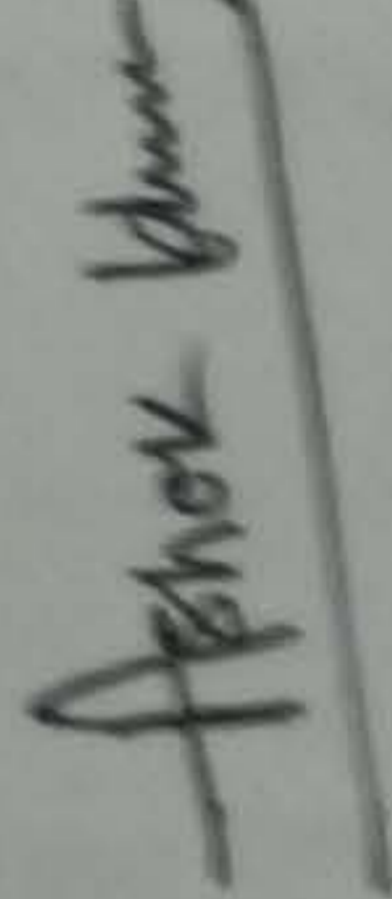
Sh./Smt. THE SLAG GRANULATION PLANT SAHAKARI GRIH NIRMAN SAMITY LTD REP BY Lalan Kumar Sinha s/o/d/o/w/o Late Satya Narayan Prasad has presented the document for registration in this office today dated :- 10-Feb-2023 Day :- Friday Time :- 15:25:18 PM



THE SLAG GRANULATION PLANT SAHAKARI GRIH NIRMAN SAMITY LTD REP BY Lalan Kumar Sinha(Individual)

Party Name	Document Type	Document Number
THE SLAG GRANULATION PLANT SAHAKARI GRIH NIRMAN SAMITY LTD REP BY Lalan Kumar Sinha	PAN/UID	999999994530



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<p>THE SLAG GRANULATION PLANT SAHAKARI GRIH NIRMAN SAMITY LTD</p> <p>REP BY Lalan Kumar Sinha</p> <p>Address1 - SGP Housing Colony, Adityapur, Manjhi Tola, P.O P.S- Adityapur, Dist- Seraikela Khrasawan, Address2 - , , , Jharkhand</p> <p>PAN No.: , Permission Case No.-</p>	Yes	<p>Lalan Kumar Sinha</p> <p>Address:- , , S.G.P Society Colony Manjhi Tola, , Adityapur, , Seraikela-kharsawan, 831013, , Jharkhand, India</p>		LESSOR Age:46			
2	<p>Ashok Kumar</p> <p>Address1 - L/3, Old Gandak Road, Near Steel House, P.O- Sakchi, Town- Jamshedpur, Dist- East Singhbhum, Address2 - , , , Jharkhand</p> <p>PAN No.: , Permission Case No.-</p>	Yes	<p>Ashok Kumar</p> <p>Address:- House No.L3/27, Near Steel House, Old Gandak Road, PO- Sakchi, JAMSHEDPUR, , Purbi Singhbhum, 831001, , Jharkhand, India</p>		LESSEE Age:46			

Identification:

Sr.NO Party Name and Address Photo FingerPrint Signature