

1237

1117



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6c3ad78460e069a8f1de

Receipt Date : 30-Mar-2023 09:37:30 pm

Receipt Amount : 20000/-

Amount In Words : Twenty Thousands Rupees Only

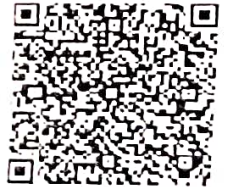
Token Number : 202300034719

Office Name : SRO - Saraikela

Document Type : Lease

Payee Name : SAVITA KUMARI (Vendee)

GRN Number : 2316464642



-: For Office Use :-



Savita Kumari

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्राक 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 मुद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Self attested

Savita Kumari

Lease 30 yrs Value 500,000/- Stamp 20,000/- Adityapur

Page 1 of 10

मूल्यांकन सूची में 31/3/2023

दस्तावेज जीव 31/3/2023

खासतः जहाँ जाति
CNTA (B) के

दस्तावेज में प्रमाणित सूची में

31/3/2023

31/3/2023

N.K. Singh
व्यक्तिगत रूप से
बिना इतिहास के होमादेदिह हस्तगत
N. No. 33, Anupam Vihar Colony
31.03.23

Savitri kumari



N.K. Singh
31.03.23

“LEASE DEED”

THIS DEED OF LEASE is made the 31st day of March 2023 at Saraikela by
THE PROCESS ENGINEER'S CO-OPERATIVE HOUSING SOCIETY LIMITED, registered under the Bihar and Orissa Society Act, 1935 bearing Registration No. 29 JAM dated 29-9-1986 having office at H. No. 33 , Anupam Vihar Colony , Dhirajganj , Adityapur , P.O. - Adityapur Industrial Area , Dist. - Saraikela Kharsawana , represented through its Honorary Secretary namely Nagendra Kumar Singh Son of Late Bhikham Singh , Grand son of late Subhaw Singh , cast - General (non objected from CNT act 1908) , by faith hindu , by occupation ex employee , aadhar no - xxxx xxxx 5354 , residing at H.No. 11 , Cross Road No. 2 , Old T C Colony , B H Area , Kadma , Jamshedpur - 831005. Hereinafter called

3567
31/03/23
Fees paid
15000/-
2000/-
17000/-
31/3/2023

Self attested
Savitri kumari



V. K. Singh. (Nageshwar Kumar Singh) -
30.03.23

व्यक्तिगत बाप

सर्वोच्च न्यायालय के कार्यालय में कार्य करने वाले
एक अधिकारी के पद पर कार्य करने वाले

39/3/2023
नाम: व. क. सिंह पति
पता: स्व. श्री. राम सिंह
व्यक्तिगत (बाप) श्री. राम सिंह निवा
(स. नं. 17/1/1)

(Handwritten signature)

Self Attested
Savitri Kumar

[Handwritten signature and scribbles]

the SOCIETY / LESSOR (which expression shall unless repugnant to the context mean and include its successor in office legal representatives, administrators, executors, nominees and assigns) of the one part

AND
IN FAVOUR OF

SAVITA KUMARI Wife of Yogesh Kumar, Grand daughter of H.M. Manju Nath Rao by caste - General (non objected from CNT act 1908), aadhar no. XXXX XXXX 7278 (PAN No. AELPK5883N) By faith Hindu By nationality INDIAN by occupation House wife resident of H No. 1588, Indraprasth Colony, P.O.- Gamharia, P.S.- Adityapur, Dist - Saraikela-Kharswan, Jharkahnd - 832108. A member of the society (Lessor, having membership no 226 dated 24-09-2022 hereinafter called the LESSEE (which expression shall unless, excluded by or repugnant to the context mean and include his / her heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the Other Part

Whereas the LESSOR / SOCIETY has been formed by its Constituent members including the present lessee for the purpose of providing residential accommodation in or around Jamshedpur to its members under the Rules and Regulations of the Society, and such other purposes

AND

WHEREAS in furtherance of aforesaid Prime Object of the Society the Society has acquired land measuring 03 01 81 Hectares in Mouza Asangi Ward No. 4(o) & 2 (new) Adityapur Nagar Parishad more fully described in the Schedule A below by virtue of different Sale Deeds from different parties as described in the Schedule B below

AND

WHEREAS after acquiring the aforesaid land measuring in Mouza Asangi the Society has approved the land by leveling it and providing roads

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Savita kumari

N. K. Singh
31.03.23
Savitri K. Singh
Savitri K. Singh

and other amenities by huge expenses and labours, to make the land fit for allotment to its eligible members, in the said area which the Society has named as "VIVEK BIHAR COLONY", Adityapur, P. S. Adityapur, Sub-division Saraikela, District Saraikela-Kharswan

AND

WHEREAS, the Lessee is a Constituent member of the Lessor/ Society and on his/her application the Society has agreed to grant lease of a piece of land described in Schedule 'C' below (which forms part of Schedule 'A' land) in view of the eligibility of the Lessee under the Rules and Regulations of the Society.

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS :

1. That the Lease will be for fixed period of 30 years (Thirty years) commencing from the date of allotment of land i.e. 10-03-2023 subject to earlier determination as herein provided by yielding thereof unto the Society an yearly rent of Rs1,00,000/- (Rs one lakh) per year payable in advance every year on or before 15th day of March.
2. That the tenant for himself / herself and his / her heirs and administrator and permitted assigns respectively with the intent that the obligations may continue throughout the terms hereby covenants with the Society as follows :-
 - i) To pay the yearly rent on the day and in the manner aforesaid and in case of default but without prejudice to the right of re-entry as herein provided to pay interest at Fifteen percent per annum from the date of default to the date of payment.
 - ii) In consideration of the expenses incurred / to be incurred by the Society in developing the land and providing for other amenities viz - drains, roads, sewers, water line, electricity community center etc , in the area as aforesaid and costs and expenses of maintaining the same and cost and expenses in the Management of the Society and insurance of the property To pay to the Society along with the aforesaid rent during the continuance of this Lease a further sum of money as may be assessed by the Society, such further contribution as may be assessed by the said Society shall be final and conclusive as between the parties hereto

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Savitri K. Singh

M. K. Singh
3.10.23
Savitri kumar

- iii) To bear, pay and discharge all Rents, Taxes Assessment, Impositions or Outgoings or to be imposed by any Municipality or Statutory Authority upon the demised land and the building thereon or upon the owner' or occupier thereof.
- iv) To pay to the Society in advance on the 15th of every English Calendar month such month as may be fixed and assessed by the Society as payable by the tenant in respect of cost incurred for maintain health, sanitation and cleanness of the Colony and welfare charges, the same being fixed by the Society in proportion to the area held by the tenant under lease from the Society.
- v) To pay every month regularly to the Society Electric and water charges for supply of, electricity and water to the Premises within 21 days of presentation of bills thereof in accordance with the Rules of the Society.
- vi) 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 the rules and regulations provided in this regard in any law for the time being in force.
- vii) To pay to the Society within 21 days of the presentation of the bill such amount as may be fixed and assessed by the Society as payable by the tenant in respect of the extra cost incurred in development work already undertaken or in any further development work made or to be made in the Colony as decided by the Society and that over and above other charges payable by the tenants.
- Viii) To use the premises on the demised land for residential purposes only, constructing only one residential building thereon and for no other purpose whatsoever and in particular not to use the demised land for agriculture, horticulture, commercial, industrial or business purposes provided that the tenant shall be at liberty to maintain flower garden as adjunct to the residential building on the land for the use of the occupier thereof and for no other purposes.
- ix) To keep the premises and particularly the building on the said demised land and all drains in good repair and condition to the satisfaction of Society.
- x) Not to erect or permit the erection of any buildings or make or permit or suffer to be made any permanent alteration or addition to any existing building or out of damage any of the principal walls of the building on the land demised or dig any well or pit and not to erect

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Savitri kumar

M. K. Singh
Savita Kaur
Savita Kaur

or permit to be erected any out house, boundary wall, sewage, drains and latrine on the land demised without previous written permission of land in accordance with plans and specifications approved by the Society

xii) Not to demolish or permit or suffer the demolition of any of the existing building on the demised land or any portion thereof without permission of the Society.

xiii) Not to diminish the value of or in any way injure the said land or any of the buildings or portion thereof for the time being erected in the said land.

xiv) 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 may be imposed in this regard by the Society.

xv) Not to transfer charge or create any interest by way of sale mortgage, assignment sub-lease 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 or the right of enjoyment thereof without the consent of the Society previously obtained in writing. In case of permitted transfers to pay to the Society 5% of the consideration money for such transfer.

xvi) Not to cut any trees standing on the demised land without the previous written permission of the Society.

xvii) Not to keep or store any dangerous or inflammable substances or keep for sale or storage any intoxicating liquor in the demised premises.

xviii) At all reasonable times to allow persons authorised by the Society to enter upon said land or the buildings thereon for the purposes of satisfying the Society that the covenants on the part of the tenant area being duly observed and duly performed.

xix) To surrender and yield up peacefully and quietly the demised premises to the Society upon the expiration of earlier determination of the aforesaid terms.

3) And the Society hereby covenants with the tenant that the tenant, paying the said rent and performing and observing the covenants hereinbefore contained, may peacefully hold and enjoy the demised premises for the said terms (Subject to earlier determination as herein provided) without any interruption by the Society, person or persons claiming through or under it

4) And the Society hereby further covenants with the tenant that the Society will on the

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Savita Kaur

M.K. Singh
31.03.2018
Society Kumari

written request of the tenant made six English Calendar months before the expiration of the terms hereby created and if there shall not at the time of such request be any existing breach or non-observance of any of the terms, conditions, stipulations and covenants on the part of the tenant herein before contained and provided that the Society shall not have given notice to determine, this lease under the provisions in that behalf herein contained, at the expenses of the tenant grant to the tenant further lease (hereinafter referred to as "THE FIRST RENEWED LEASE") of the said land for the further terms of thirty three years (subject to earlier determination by the Society on three months notice in writing given to the tenant) at a rent to be mutually agreed upon but not exceeding one and one half times the rent hereby reserved and containing such other terms and conditions as may be mutually agreed upon at the time including the present covenant for renewal PROVIDED ALWAYS that any lease (hereinafter referred to as "THE SECOND RENEWED LEASE") granted under this Option lease shall not contain any option for any further renewal, the intention being that after the expiration of this present lease the tenant shall only be entitled to two such renewals AND PROVIDED that the second' renewal lease shall be at a rent to be mutually agreed upon, but not exceeding one and one half times the rent reserved by the first renewal lease.

It is mutually agreed between the Society and the member, if any member will die before the expiration of lease, in that case the said Society will renew the lease as per the Indian Succession Act and minimum charge will be realised from the legal heir and successor of deceased member.

5) IT IS HEREBY EXPRESSLY AGREED AND DECLARED by and between the respective parties hereto as follows

a) It shall be lawful for either party to determine this present lease at any time before the expiration of the aforesaid terms by giving to the either, three English Calendar month's previous notice in writing to that effect and at the expiration of such notice this present lease shall cease and determine notwithstanding that the aforesaid terms shall not have expired but without prejudice to the remedies of either party against the other in respect of any claim or breach of covenant existing on the date of such termination.

b) The tenant shall not acquire any permanent rights or right of occupancy in the said

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Savita Kumari

N. K. Singh
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SEARCHED
INDEXED
Savita Kumari

demised land or any part thereof whether by means of its occupation thereof under this lease or by means or reasons of its continuing to occupy the said land after the expiration of this lease without any fresh or renewal lease and although there may be part from its present provisions no express agreement or agreement excluding the acquisitions of right of occupancy

c) If the tenants commit or allow to be committed breach of any of the terms conditions and stipulations and covenants on his part herein contained as per Clauses 2 (ii) to 2 (iii), and 2 (iv) and 2 (vii) shall remain unpaid for twenty one days after the same became due (whether formally demanded or not) or if the tenant or other the person in whom for the time being the terms hereby created is vested shall be adjudicated insolvent or if the demised land or any part thereof or the right, title or interest of the tenant or any part thereof therein shall be sold in execution of any decree of Court (whether being a mortgage or money decree or otherwise) and the Society shall not have consented to such sale their and in any of such cases it shall be lawful for the Society to enter the demised premises or any part thereof in the name of the whole and thereupon the terms hereby created shall be determined.

d) It is hereby further agreed that the permission of the Society necessary to be obtained as stated in Clauses 2 (x), 2 (xi), 2 (xviii), 2 (xiv) and 2 (xv) will be at the absolute discretion of the Society

e) The provisions of Section 108 of the transfer of Property Act 1882 (except sub-lease) shall not apply to the Tenancy by these presents created.

6) In the event of the property or any part thereof or any interest therein being vested in or being occupied by any person other than a member of the Society or his heirs or the legal representatives in violation of the terms of the lease or in the event of the tenant's breach of any of the aforesaid condition the Society may, by three Calendar month's previous notice in writing determine the lease and on the expiration of such notice the lease shall forthwith be determined, and in the event of the lease being determined by such notice as aforesaid, the Society shall pay to the tenant the value of the tenant's interest in the property (excluding the site thereof) at the date of the said notice (such value to be determined by a valuer to be appointed by the Society) after deducting there from 5 % (five) percent of the amount of valuation and any monies then due to the Society.

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Savita Kumari

Description of the Property

SCHEDULE "A"

Total Area 3 01 81 Hectares of land in Mouja Asangi , Thana No. 126 , Ward No. 4
(O) & 2 (N) Adityapur Nagar Parishad , Saraikela-Kharswana.

SCHEDULE "B"

Sale Deed No.	Old Khata No.	New Khata No.	Old Plot No.	New Plot No.	Area (Hectares)
4643	11	82	213	321	0-66 32(63 katha)
2484	61	93	217	322	0-18 50
2485	61	93	217	322	0-18 50
2486	61	93	217	322	0-18 50
2487	61	93	217	322	0-18 50
961	61	93	214 215,217	278 279 281	0-15 725
962	61	93	214,217	282	0-15 725
963	61	93	214,217	278,282	0-15 725
964	61	93	214,217	278,282	0-15 725
3126	96.11	77.82	210,213	268,284,285	0-16 150
3127	96.7,11	77,79,82	210,212,213	268,283,287	0-16 35
3183	7	79	211,212	269	0-13 60
3188	11.7	82,79	211,212 213	286,269	0-13 40
1683	90	45	814	320	0-17 67
1684	90	45	814	320	0-17.67
730	68	98	216	277	0-03 75

TOTAL 3-01.81 HECTARES

Self Attested
Savita kumar

N.K. Singh
31-03-2023
related to Mouja Asangi
Saraikela Kharswana
Savita kumar

Photo & Signature of the Lessee -



31/03/23

31/03/23

N. K. Singh
Savita kumar
31/03/23

Photo & Signature of the Identifier -



31/03/23

31/03/23

31/03/23

Signature of Witnesses :-

- 1 ASIM KUMAR PRADHAN A.P. G. 260, 124, H/6
S/O NARAYAN PRADHANA G.C ROAD SOUTH PARK
BISTUPUR, TSP-1
- 2 Chandis Prasad Sahoo -
S/o. Late. Golak Bihari Sahoo.
31.03.23

Read over & Explained the contents of this lease deed to the Lessor & Lessee who after admitting the contents to be correct put their signature in my presence Certified that the finger prints of left hand of each person whose photographs are affixed in this document has been obtained before me.

31/03/23
Kaushik Kumar
Advocate, (Seraikele)
E. No 1715/2002

Self Attested
Savita kumar

N

SAVITA KUMARI

MOUZA - ASANGI
 THANA - SARAIKELA
 THANA NO - 126
 SHEET NO - 1
 DIST. - (SERAIKELA KHARSWAN)
 SCALE - 16" = 1 Mile
 YEAR - 1958 - 59

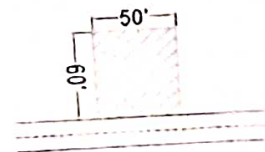


AREA SHOWN IN

KHATA NO	PLOT NO	SOCIETY PLOT NO	AREA
7	211 (P)	54	3000 Sq.ft. or (6.9 Dec)

NORTH - SOCIETY BOUNDARY WALL
 SOUTH - 20' WIDE SOCIETY ROAD
 EAST - SOCIETY PLOT NO. 53
 WEST - SOCIETY PLOT NO. 57

Savita kumar



IV-K-2/1/13

ॐ नमो भगवते वासुदेवाय
 ॐ नमो भगवते वासुदेवाय
 ॐ नमो भगवते वासुदेवाय

A Amin
 Reg no. 784/02-03

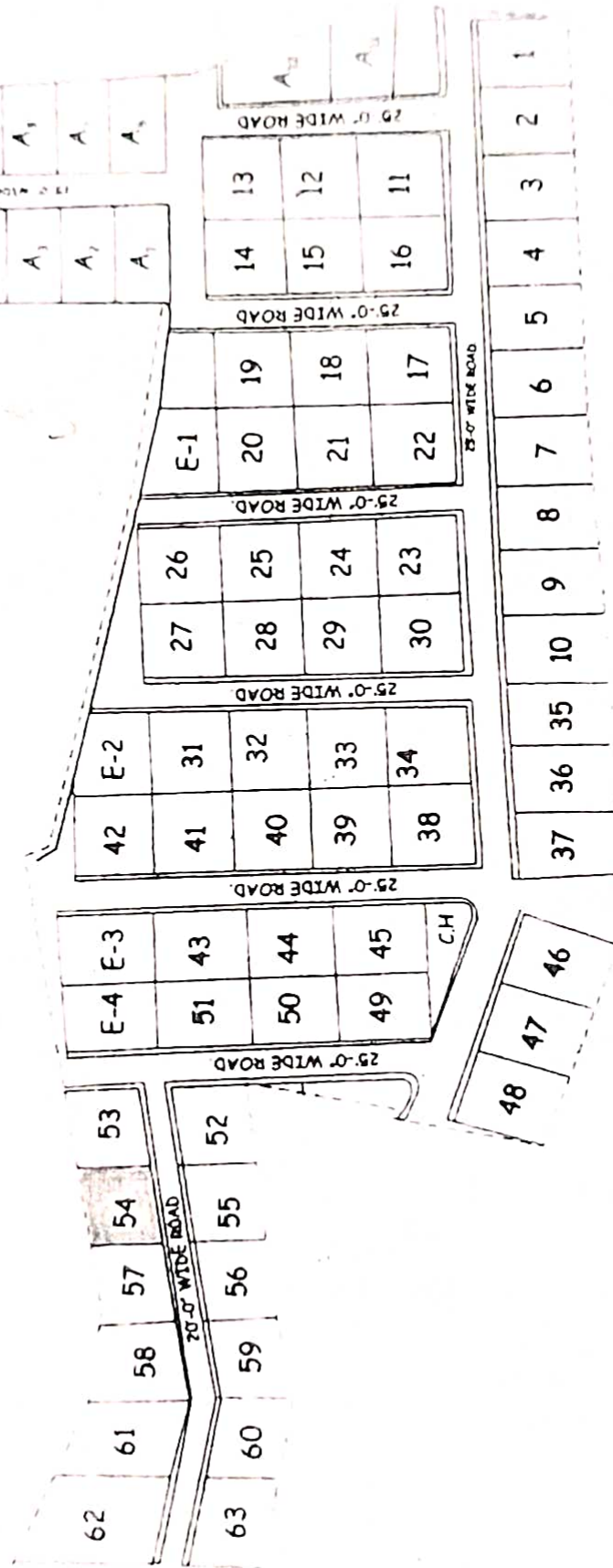
Self Attested
 Savita kumar

DETAIL LAYOUT PLAN OF 'PROJECT ENGINEERS' CO-OPRATIVE HOUSING SOCIETY' LTD

[II-PHASE] OLD BARIDIH, JAMSHEDPUR - 17

Scale- 1cm = 15 Meter

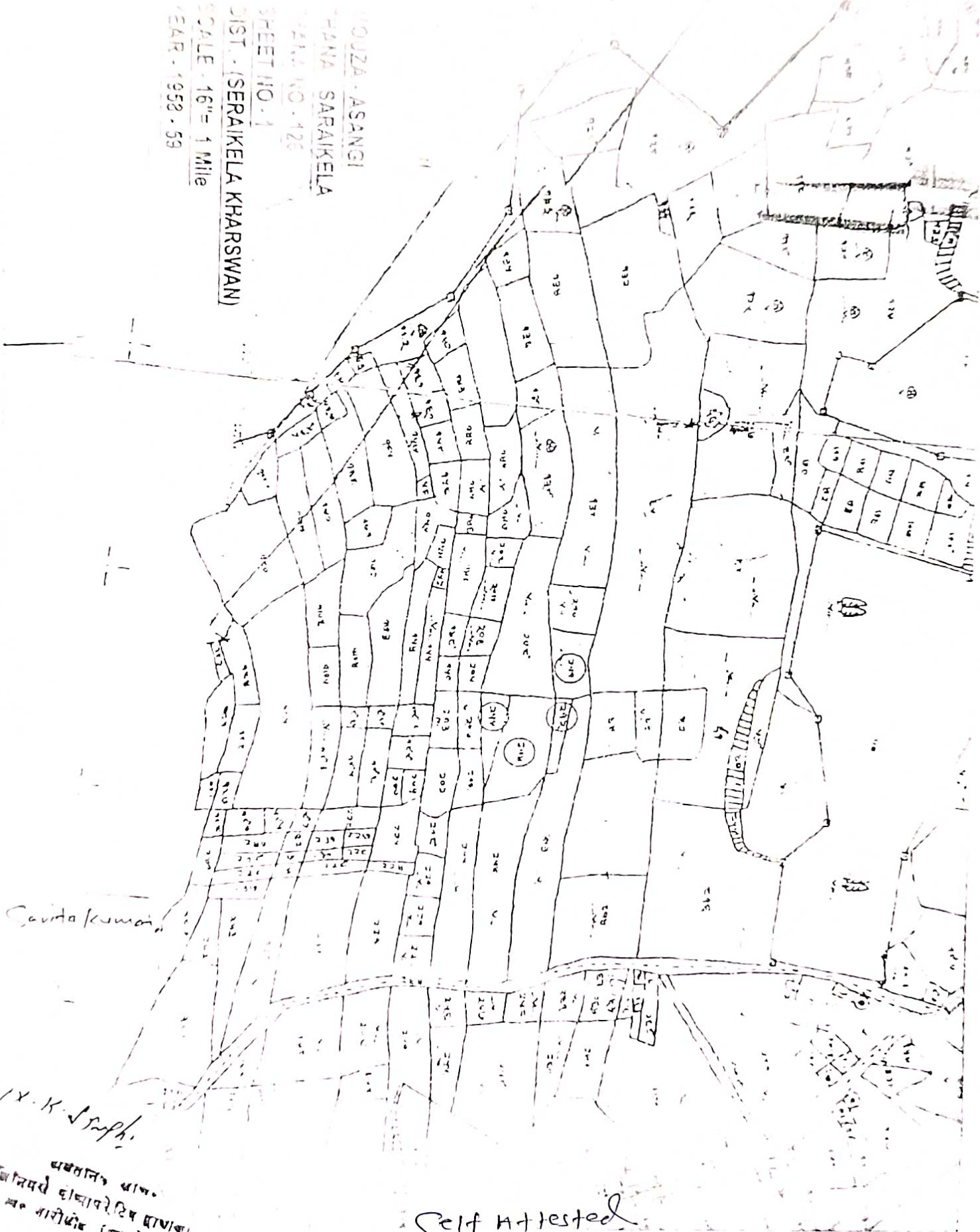
MAUZA-ASANGI, WARD NO. 4, A.N.A.C.



Handwritten signature and notes:
M. N. Singh
Project Engineer
Project Engineer
Project Engineer

Self Attested
Savita Kumari

HOUDA - ASANGI
THANA SARAİKELA
SERAI NO. 123
SHEET NO. 1
DIST. (SARAİKELA KHARSWAN)
SCALE - 16" = 1 Mile
YEAR - 1953 - 59



Savita Kumari

IX-K-5/2/5/3

पञ्चतानत्र शासन
इतिहासपर्ये दोषापरेटिप प्रान्तिका
मन्त्री नारीश्री (समन्वयक)

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Self attested
Savitri Kulkarni

Correction slip showing Mutation in respect of tenancies in Estates vested in Govt.

Dist. — Singhbhum

Subdivision — Seraikella

Anchal — Gamharla

Halka No.

Sl. No.	Mutation case No. in Register 27	Village	Thana and Thana No.	No. of tenancy to which the mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift, exchange partition or succession	Full details of exchanges effected by mutation	Date of correction of the halka Register by the k/c	Remarks
1	2	3	4	5	6	7	8	9	10
1	10/10/2018

M.K.Singh

...

Forwarded to the Karamchari, Halka No. for information and necessary action.

Forwarded to Sh/Smt. s/o / w/o. Village. for information.

Anchal Adhikari.



हजारखंड सरकार
राजरव एवं भूमि सुधार विभाग
अधिकार अभिलेख

खेत का नाम, अभिभावक का नाम, रिश्ता											
आशु लाला कुम्हार, पिता:वासुदेव कुम्हार पूर्ण अशु, जाति:कुम्हार, निवासी:निज ग्राम											
जिला सरायकेला का खरसावा नाम	अंचल का नाम	गहरियाहलका का नाम	हलका 02 नाम	भोजा का नाम	आसगी	खाता का प्रकार	खेती				
खेदट 11 नम्बर	खाता नम्बर	थाना का नाम	थाना नम्बर	02/0126							
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताविक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)			(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
	211	बलराम 2 दोनबंधु	पुरानी परती काविल आवाद 1	0.000 एकड़	45.000 डिसमील	 	-----	1	0	50	
	212	बलराम 2 दोनबंधु	पुरानी परती काविल आवाद 1	0.000 एकड़	22.000 डिसमील	 	-----				
खाता मे कुल प्लोट संख्या	0	खाता का कुल मिजान (खतियान के अनुसार)		0.000	67.000			खाता का कुल लगान			1 0 50

यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

8/3/2021

N. K. Singh

अधिकारी, अधिकार
श्रीमती इन्दिरा देवी कांथापरेटिव हाउस, नम्बर 52
अनारिपो, (खण्डेश्वर)

Self Attested
Savita Kumari

ADITYAPUR MUNICIPAL CORPORATION, ADITYAPUR

HOLDING TAX RECEIPT

Receipt No. 146189731052022120617
Department: Section: Revenue Section
Account Description: Holding Tax & Others

Date: 31-05-2022
Ward No.: 2
Holding No.: 0020002460000M0

Owner Name: SEEMA SRIVASTAVA W/O P.K. SRIVASTAVA
Address: Plot no -54A, Vivek Vihar colony Dhirajganj Adityapur,
ADITYAPUR, SARAIKELLA-KHARSWAN Pin - 831013
MOB No. 7631998805

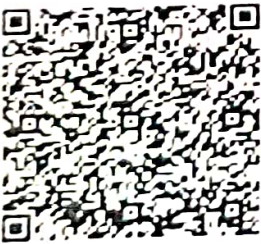
A Sum of Rs 0.00 (in words) Zero Only

towards Holding Tax & Others vide Cash

Dated 31-05-2022 Drawn on NA Place Of The Bank

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

Account Description	Period	Amount
Holding Tax Arrear		0.00
Holding Tax Current	1 / 2022-2023 To: 4 / 2022-2023	417.56
	Total	417.56
	Water Harvesting Fine	0.00
	Penalty / Interest Amount	0.00
	Rebate on current Demand	20.88
	Adjust amount	397.12
	Amount Received	0.00
	Advance Amount	0.00



Y. K. Singh

Signature of Tax Collector

राजस्थान सरकार
शहरी विकास विभाग
आयकर विभाग
अ-राजस्थान (अभियंतागण)

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, Harma Housing Colony, Sajanand
Chowk, Ranchi

Self attested
Savita Kumari

Print

कार्यालय, निर्वाचन पदाधिकारी, पोसेस इन्जीनियर्स को-परेटिव हाउसिंग सोसाईटी लि०
आदित्यपुर, गम्हरिया ।

श्री विनोद कुमार सिन्हा निर्वाचन पदाधिकारी सह प्रसार पदाधिकारी गम्हरिया
सहायक संचालन पदाधिकारी सह सहायक निबंधक, सहयोग ससितियों सरायकेला अचल, सरायकेला
के आदेश संख्या-554 दिनांक 08.08.2018 तदनुसार आरक्षण सहकारी सोसाईटी नियमावली 1935 (ज्या
संशोधित 1959 एवं 2018) के नियम 21-प(4) 21-न(1) तथा 21-घ के तहत पूर्व निर्धारित निर्वाचन कार्यक्रमानुसार
अचल अचल सह निर्वाचन प्रक्रिया के फलस्वरूप निम्नलिखित उम्मीदवारों का उनके नाम के सामने उचित पद नाम के
साथ आज दिनांक 22/11/2018 को विशेष आम सभा में वर्ष 2011/2018 से 21/11/2023 अर्थात् तक के लिए
निम्नलिखित उम्मीदवारों को निर्वाचित घोषित करता हूँ ।

क्रमांक	निर्वाचित उम्मीदवार का नाम	निर्वाचित घोषित हुए पद का नाम
01	श्री विनोद कुमार सिन्हा	अध्यक्ष
02	श्री रामकुमार शर्मा	उपअध्यक्ष
03	श्री नरेश कुमार सिंह	सचिव
04	श्री राजेश कुमार	कार्यकारिणी सदस्य
05	श्री राजेश कुमार	कार्यकारिणी सदस्य
06	श्रीमती जयश्री देवी	कार्यकारिणी सदस्य
07	श्रीमती जयश्री देवी	कार्यकारिणी सदस्य
08	श्रीमती जयश्री देवी	कार्यकारिणी सदस्य
09	श्रीमती जयश्री देवी	कार्यकारिणी सदस्य

स्थान - समिति कार्यालय

(विनोद कुमार सिन्हा)
सहकारिता प्रसार पदाधिकारी,
सह निर्वाचन पदाधिकारी,
पोसेस इन्जीनियर्स को हाउसिंग सोसाईटी लि०
आदित्यपुर, गम्हरिया ।

ज्ञापक- 60 दिनांक- 22/11/2018
प्रतिलिपि- 1 सभी निर्वाचन पदाधिकारी एवं समिति सदस्य,
2 सदाचित्त वार्ड के शाखा प्रबन्धक,
3 सहायक निबंधक सहयोग ससितियों, सरायकेला अचल सह संचालन पदाधिकारी, सरायकेला
अचल के आदेश संख्या-554 दिनांक- 08.08.2018 के अनुपालन में सूचनार्थ समर्पित ।

Self attested
Savita kumar

(विनोद कुमार सिन्हा)
सहकारिता प्रसार पदाधिकारी,
सह निर्वाचन पदाधिकारी,
पोसेस इन्जीनियर्स को हाउसिंग सोसाईटी लि०
आदित्यपुर, गम्हरिया ।



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Self Attested
Savita kumar

PERMANENT ACCOUNT NUMBER

AELPK5883N



NAME
SAVITA KUMARI

FATHER'S NAME
ANAND LAXMAN RAO

DATE OF BIRTH
10-01-1977

SIGNATURE

SAVITA KUMARI

आयकर अधिकारी, रांची

COMMISSIONER OF INCOME-TAX, RANCHI

Savita Kumari



Self attested
Savita Kumari

PROCESS ENGINEERS CO-OP HOUSING SOCIETY LIMITED, JAMSHEDPUR

REGN. NO. 29/JAM/29-9-1986

Office : 11, Old T.C. Colony, Cross Road - 2, B. H. Area, Kadma, Jamshedpur-5.

LIST OF MEMBERS AS ON :- 15.03.2023

SLNo	Membership No.	Member's Name	Father's Name	Address	Remarks/ Mobile
1	1	Sri Ram Ekbal Pandey	Late B. Pandey	55, Vidwasagar Path, Uliyan, Kadma, Jamshedpur - 831005.	
2	2	Sri Nagendra Kumar Singh	Late Bhaluam Singh	11, T.C. Cross Road No.2, B.H. Area, Kadma, Jamshedpur - 831005.	
3	3	Sri Umesh Prasad Srivastav	Sri Tarun Prasad	913, Parasnath, Vijaya Heritage, Kadma, Jamshedpur - 831005.	
4	4	Sri P. K. Sinha	Sri B. S. Prasad	314-F-Block-3, Aditya Syndicate, (Near Sahara City), Adityapur - 2, Jamshedpur - 831014.	
5	5	Sri Umesh Prasad Sinha	Late R. N. Sinha	F/21, Lilack Apartment, Astana, Sonari, Jamshedpur - 831011.	
6	6	Sri M. D. Singh	Late Triyogi Singh	12, T.C. Cross Road No.2, B.H. Area, Kadma, Jamshedpur - 831005.	
7	7	Sri B. K. Prasad	Late Bhagwat Singh	C/6/1, Jaiprabha Complex, Kadma, Jamshedpur - 831005.	
8	8	Sri Kameshwar Pandey	Late Ramanuj Pandey	2A, Jayanath Tower, Bhalubasa Chowk, P.O. Agrico, Jamshedpur - 831009.	
9	10	Sri Indrajeet Singh	Sri Sita Ram Singh	Ma Guru, Pardih, Near Prince Hotel, P.O. Kapali, Mango, JSR-12.	
10	11	Sri Naresh Bahadur	Sri S. Bahadur	20, B. Road, N. Town, Jamshedpur-1	
11	14	Sri Nawal Kishor Singh	Late Bishnu Deo Singh	B-504, M.P. City, Baikunth Palalce, Adityapur - 832109	

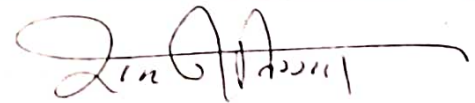
Sl.No.	Membership No.	Member's Name	Father's Name	Address	Remark: Mobile
143	218	Suraj Kumar Bhadani	S/o Late Jugal Kishore Bhadani	D-2, Gitanjali Complex, Kadma, Jamshedpur - 831005	
144	219	Manoj Kumar Rajak	S/o Late Manik Chand Rajak	Bungalow No. 4, A-Road, Northern Town, Jamshedpur - 831001	
145	220	Kumari Sweta	W/o Pankaj Kumar Singh	229/A, New Professional Flats, B. II. Area, Kadma, Jamshedpur - 831005	
146	221	Ramesh Kumar Singh	S/o Dip Naryan Singh	30, J Road, Bistupur, Jamshedpur - 831005	
147	222	Anand Kumar Singh	S/o Rameshwar Singh	GF-5 / 64, Golmuri Flats, Golmuri-831003	
148	223	Dipen Kumar Sarkar	S/O Manoranjan Sarkar	Q.No. 8, L.K. Colony, Saldih, Adityapur - 831013	
149	224	Sanjeev Jha	S/O C. K. Jha	L4/47 Road No. 23, Farm Area, Kadma, Jamshedpur -831005	
150	225	Dinesh Kumar Pathak	S/O Late R. S. Pathak	Q. no. 52/L5, Road no. 4, Farm Area, Kadma, Jamshedpur-831005	
151	226	Smt. Savita Kumari	W/O Yogesh Kumar	H.No. 1588, Indraprasth Colony, Gamharia- 832108	
152	227	Smt. Nisha Kumari	W/O Rajesh Kumar Singh	HIG/196, New Housing Colony, Hariom Nagar, Adityapur-1, Saraikela Kharswana-831013	
153	228	Smt. Ruchi Khatri	W/O Roshan Khatri	H.No. 23, S.K.G. Colony, PO+PS Kandra, Saraikela Kharswana	निचयन संख्या: २५ - दिनांक २२/०५/२०१३
154	229	Ashish Kumar Singh	S/O Arun Kumar Singh	I type - 8/7, Adityapur New Housing Colony, Adityapur, Saraikela Kharswana-831013	निचयन संख्या: २५ - दिनांक २२/०५/२०१३
155	230	Suresh Kumar	S/O Late R. S. Pathak	212, TAYO Colony, Gamharia, Saraikela Kharswana	निचयन संख्या: २५ - दिनांक २२/०५/२०१३
156	231	Smt. Bajnti Devi	W/O Ram Dayal Saw	131, Dindli, Manjhi Tola, Hariom Nagar, Adityapur-831013	

Self not called
Savitri Kumari

निबंधन कार्यालय में दर्तावेजा की जाच हेतु चेकलिस्ट

क्र. सं.	चेकलिस्ट का विषय	Yes	No
1.	स्वतंत्रता की सत्यापित प्रति।	✓	
	स्वतंत्रता उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अचलाधिकारी द्वारा निर्गत प्रमाण पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित नजरी नक्शा जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्युम संख्या तथा पृष्ठ संख्या का वर्णन।	✓	
4.	मुद्राक शुल्क का भूगतान।	✓	
5.	निबंधन शुल्क का भूगतान।	✓	
6.	आधार सत्यापन।	✓	
7.	PAN सत्यापन।	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जांच लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

Self Attested
Sujata Kumari



Pre Registration Docket

Date :- 17-03-2023 10:55 pm
31.03.2023

Office Name :-
Token No:- 202300034719

Article	Lease
Pre Registration Date	17-Mar-2023
No. Of Pages	32
Stamp Duty	20000
Paid Stamp Duty	0
Total Fees	₹ 17,960.

Property Id 930402	Valuation No. :- 1261219 / 2023	:- 2022-2023	Date : 17-March-2023 22:03:PM
State Jharkhand	District : SaraikelaKharsawan		Tahsil : Gamharia
Land Type : Urban	Corporation : Adityapur Notified Area Committee		Village/City : Asangi-Ward No7 - 126
Asangi Ward No 7 Village Code 126 - Other Road	-		
Page Number - 507			
Holding Number - 0020002460000M0			
Khata Number - 7			
Plot Number - 211			
Volume Number - 1			
Ward Number - OLD4			

Valuation Rule : Skip Valuation

Property Details

1	Land area	6.90 Decimal
2	Area of Constructed Property	0 Square Feet
3	Skip Valuation Remark	LEASE DEED FOR 30 YEARS
4	Skip Valuation Reason	Other

Calculation Details

Note : Final Valuation is Rounded to Next 100/-

Total Valuation () ₹0/-

Total Amount In Words : Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: SOCIETY PLOT NO.53, West: SOCIETY PLOT NO.57, South: 20 FT WIDE SOCIETY ROAD, North: SOCIETY BOUNDARY WALL
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Self Attested
Savitakumar

Area	Land area - 6.90 Decimal, Area of Constructed Property : 0.00 Square Feet, Skip Valuation Remark : , Skip Valuation Reason : Other
Other Description of the Property	Pin Code - 832109, Flat Number/Commercial Space Number - Na, Building Name - Na
Government Market Value	0
Transaction Amount	-

LESSEE	-Mrs. SAVITA KUMARI, Address - OF H.No.1588, Indraprasth Colony, Gamharia, Ps-Adityapur, District-Seraikella-Kharsawan, Jharkhand, PIN 832108- ,Father/Husband Name WIFE OF Yogesh Kumar , PAN No.- *****883N,Permission Case No.- , Aadhaar No. *****7278
LESSOR	-Mr. THE PROCESS ENGINEERS CO OPERATIVE HOUSING SOCIETY LIMITED Rep By Nagendra Kumar Singh, Address - OF H.No.11, Cross Road No.2, Old T. C Colony, B.H Area, Kadma, Jamshedpur, Jharkhand, PIN 831005- ,Father/Husband Name SON OF Late Bhikham Singh , PAN No.- *****473Q,Permission Case No.- , Aadhaar No. *****5324

Witness Information	Mr. CHANDI PRASAD SAHOO , Address - OF 38U, Pattanayak Tola, Ward No.6, Seraikella, Ps-Seraikella, District-Seraikella-Kharsawan, Jharkhand, PIN 833219-, Father/Husband Name-SON OF late Golak Bihari Sahoo
---------------------	--

Identifier Details	Mr. ASIM KUMAR PRADHAN , Address - OF Itagarh, Post-Itagarh, District-Seraikella-Kharsawan, Jharkhand, PIN 831002-, Father/Husband Name-SON OF Narayan Pradhan
--------------------	--

Fee Rule:Government Original Lease Deed		
1	Stamp Duty	20,000


1	SP	960
Total		960

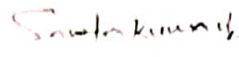
Fee Rule:Government Original Lease Deed		
1	A1	15,000
2	E	2,000
Total		17,000

All the entries made, have been verified by me and are found same as the entries of the document presented.

Self Attested
Savita Kumari

Disclaimer: I hereby declare that all the contents of uploaded document and the original document are exactly same and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant

कोरोना को डरना है अपने को अपनाता है



दो गज की दूरी मास्क है जरूरी

Self Attested
Savita Kumar



Document Registration Summary I

On: 31-Mar-2023

- Government Market Value: ₹0/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹20000/-

N. K. Savita

On Date 31-03-2023 Presented at SRO - Sarakela
Signature of Presenter:

SRO - Sarakela

Receipt : 805521

Receipt Date : 31-03-2023

Presenter Name : *N. K. Savita*

E	₹2000
SP	₹960
A1	₹15000
Stamp Duty	₹20000

Total ₹37960

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	20000	20000	0	GRAS	SavitaKumari	GRN Number : 2316464642 DEPT Transaction Id : 6c3ad78460e069a8f1de Transaction Type :	20000
E	2000	2000	0	GRAS	SavitaKumari	GRN Number : 2316464653 DEPT Transaction Id : ba1d3122b70af94aaa81 Transaction Type :	2000
SP	960	960	0	GRAS	SavitaKumari	GRN Number : 2316464653 DEPT Transaction Id : ba1d3122b70af94aaa81 Transaction Type :	960
A1	15000	15000	0	GRAS	SavitaKumari	GRN Number : 2316464653 DEPT Transaction Id : ba1d3122b70af94aaa81 Transaction Type :	15000
Sub Total	37960	37960	0				

Article : Lease Number of Pages : 64

[Signature]
Signature of Operator

[Signature]
Signature of Operator/ Clerk

[Signature]
Signature of Registering Officer

Self Attested
Savita Kumari



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Sarakela
District Name :- Sarakelakharsawan
State Name :- Jharkhand

Deed Endorsement

Token No :- 202300034719

Deed Type	Lease
Number of Pages	04
Fee Details	Stamp Duty - Rs 20000 E - Rs 2000 SP - Rs 960, A1 - Rs 15000
Property No.	1
Valuation Details	Value :- Rs 0/- Transaction Amount :- Rs 0/-
Property Details	District :- SarakelaKharsawan , Tehsil :- Gamharia , Village Name :- Asang -Ward No7 - 126 Location :- Other Road, Asangi Ward No 7 Village Code 126 Property Boundaries - East: SOCIETY PLOT NO 53, West: SOCIETY PLOT NO 57, South: 20 FT WIDE SOCIETY ROAD, North: SOCIETY BOUNDARY WALL Khata Number - 7Plot Number - 211Volume Number - 1Page Number - 507Holding Number - 0020002460000M0Ward Number - OLD4 Area Of Land - 6 90 Decimal 0 00 Square Feet

Sh. Smt THE PROCESS ENGINEERS CO OPERATIVE HOUSING SOCIETY LIMITED Rep By Nagendra Kumar Singh s/o/d o/w o SON OF Late Bhikham Singh has presented the document for registration in this office
Today dated - 31-Mar-2023 Day - Friday Time - 12:31:49 PM



THE PROCESS ENGINEERS CO OPERATIVE HOUSING SOCIETY LIMITED Rep By Nagendra Kumar Singh(Individual)

N.K. Singh

Party Name

THE PROCESS ENGINEERS CO OPERATIVE HOUSING SOCIETY LIMITED Rep By
Nagendra Kumar Singh






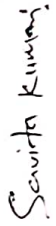
Document Type

Document Number




PAN/UID

ADKPS4473Q

*Self Attested.
Savita kumar*

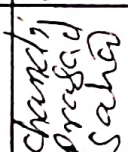
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
1	THE PROCESS ENGINEERS CO OPERATIVE HOUSING SOCIETY LIMITED Rep By Nagendra Kumar Singh Address1 - Of H No 11, Cross Road No 2, Old T.C Colony B.H Area Kadma Jamsheppur, Jharkhand, PIN 831005. Address2 - Jharkhand PAN No.: AQKPS4473Q Permission Case No.-	Yes	Nagendra Kumar Singh Address:- H No-11, Cross Road No-2, Old T.C. Colony Po Kadma JAMSHEDPUR, Purbi Singhbhum, 831005, Jharkhand, India		LESSOR Age:75			
2	SAVITA KUMARI Address1 - OF H No 1558 Indraprasth Colony, Gamharia, Ps- Achyapur, District- Seraikella-Kharsawan, Jharkhand. PIN 832108. Address2 - Jharkhand PAN No.: AELPK5883N. Permission Case No.-	Yes	Savita Kumari Address:- , IN FRONT OFF INDO DANISH TOOL ROOM, , INDRAPRASTHA COLONY,GAMHARIA, JAMSHEDPUR, , Pashchimi Singhbhum, 832108, Jharkhand, India		LESSEE Age:46			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ASIM KUMAR PRADHAN S/o-D/o SON OF Narayan Pradhan Address1 - OF Itagarh, Post-Itagarh, District-Seraikella-Kharsawan, Jharkhand, PIN 831002, Address2 - Jharkhand PAN No.:			

Witness:

If We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CHANDI PRASAD SAHOO Address1 - OF 38U, Pattanayak Tola, Ward No 6, Seraikella, Ps-Seraikella, District-Seraikella-Kharsawan, Jharkhand, PIN 833219, Address2 - Jharkhand			

Atto Self Attested
Savita Kumari





