

5692 please No. 63,833/25/10/10/10 5673 1000Rs.



DA
F-22



ATTESTED

Antu Sundi

ANTU SUNDI
DEED WRITER
LICENCE NO. 30/1997
SERAIKELLA-KHARSAWAN

29/10/10

सत्यमेव जयते

TRANSFER OF HOUSE ON PERPETUAL LEASE HOLD BASIS

319/21
29-10-10

This deed of lease is made the 25th day of September the 2010 (Two thousand ten) the Jharkhand State Housing Board (hereinafter referred to as the Board which expression shall unless the context does not admit include its successor, executor, administrator and permitted assigns) of the one part AND SRI UPENDRA SHARMA S/O LATE MADAN MOHAN SHARMA, House No. 315/2/3, Adityapur Housing Colony Jamshedpur, P.O. Adityapur, P.S.- R.I.T., Distt - saraikelel Kharsawan (hereafter after referred to as the lease which expression shall unless the context does not so admit include his heirs, executor successors and permitted assigns) of the other part.

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29/10/10

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MANAGER ESTATE
Jharkhand State Housing Board
Ranchi



Whereas on application made by the lessee the Board has in its letter no. 36/A dated 15.02.1995 allotted House No. 315/2/3 situated at Adityapur Colony Constructed under the integrated Subsidized Industrial Housing Scheme to the lease in accordance with the decision taken by Jharkhand State Housing Board in the light of Central and State Government order the full particular of which has been given in the scheduled hereunder at total tentative cost determined at the time of allotment Rs. 63,673.00 (Rupees Sixty three thousand six hundred seventy three) only and ground rent amounting to Rs. 20.00 (Rupees twenty) only in the Housing Colony of the Board at Adityapur, P.O. Adityapur, P.S. R.I.T., Distt. Saraikela Kharswan.

And whereas the lessee in acceptance of the term and condition of the aforesaid allotment order of the Board as out of his free will and desire has paid off the entire tentative cost/premium of the aforesaid House no. 315/2/3 as determined and communicated by the board to the lessee and has promise to pay the further remaining amount of the cost/premium of the House allotted to the Lessee and when called upon by the board to do so.

Signature 2

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MANAGER ESTATE
Jharkhand State Housing Board
Ranchi



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And whereas the lessee in her application dated Nil has requested the Board to transfer the aforesaid allotted House no 315/2/3 finally on perpetual lease hold basis in his favor as also for giving the delivery of possession of the said allotted House no. 315/2/3 to him.

And whereas the Board of the aforesaid application of the lessee as also in pursuance of its own allotment Letter no. 36/A Dated 15.02.1995 Registered Agreement on 09.06.2006 and Register Saraikela Kharsawan has agreed to transfer the aforesaid House no. 315/2/3 on perpetual lease hold basis in his favor.

Now, therefore this deed witnessed and the parties hereby agree that in consideration of the cost of Rs. 63,673.00 (Rupees Sixty three thousand six hundred seventy three) only and already paid by the lessee in respect of the transfer of the aforesaid House No. 315/2/3 at Adityapur Colony P.O. Adityapur, P.S.R.I.T., Distt. Saraikela Kharswan perpetual lease hold basis in his favor before the execution of these present (the receipt whereof the board acknowledges) and of the rent hereinafter reserved the aforesaid House No. 315/2/3 the full particular of which 90 (Ninety) years subject to the terms and conditions herein after appearing.

 3


MANAGER ESTATE
Jharkhand State Housing Board
Ranchi



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A 284272

1. That the leases who is already in occupation of aforesaid House No. 315/2/3 on Hire Purchase basis will be given the formal possession letter after he has completed all formalities paid all dues demanded and executed and got this deed registered as per the Board's requirement at his own cost.
2. That the House is given on " As is where is " basis and the Board will not entertain any complaint whatsoever relation to the said property. circumstance, quality of material used workmanship or any other matter.
3. A. That the Total cost/premium indicated above is according to the present estimate and hence purely tentative. The lessee shall have to pay the board such additional amount without any question and when called upon by the Board which become payable due to increase in total cost/premium on account of additional compensation payable to erstwhile owner of the land under subsequent order to law court in claim cases arising our land acquisition proceeding or on account of final costing/valuation of the said house or otherwise either in installment or in one lump sump within the period specified by the board. The lessee shall under no circumstance be entitled to demand any account relating to the cost or to question or dispute it which shall be fixed and determined by the Board in its sole discretion.

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25/9/10
MANAGER ESTATE
Jharkhand State Housing Board
Ranchi



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- B. That the lessee shall be liable to pay such charge if any incurred by the Board on Management of road, water supply, drainage, street lighting and other services and amenities within the Housing Estate.
- C. That lessee shall also the acquiring the lease hold right of the land jointly with co-holder and shall have the right of the use of all the common services and facilities (land on which the block stand, approach stair hall, terrace, common drain, common electrical connections) along with the other co-holders of the building subject to such land regulation as may be framed in-accordance with the decision of the board or of the Managing Director of the Board on behalf of the Board.
- D. 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 housing estate and it shall be the duty of each agency to administer these common portion and common services. The lessee shall be liable to the Board or the special agency such charges for the purpose as may be decided by the board or the special agency. In case of failure on the part of the lessee to make such payment the Board shall have the power to recover such amount as arrears of land revenue.

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MANAGER ESTATE
Jharkhand State Housing Board
Ranchi

- E. That the lessee along with the other co-holders of a block of the house/tenements shall be responsible for the external maintenance of the entire block and for the maintenance of the common services and facilities at their own cost.
4. That the lessee shall pay the ground rent at the rate of Rs. 1.00 per annum per unit for the House/Flats/tenements. The Board reserve the right to revise the ground rent after every 30 (thirty) years.
5. That the interest at the rate of one percent per month shall be charged on all the dues if remaining due even after the execution of these present either in respect of cost or ground rent for the period of default. Beside a fee of Rs. 2.00 (two) will also be charged encase of each default as the administrative and final charge.
6. That the lessee shall make no alternation or addition upon the said premises without the written premises or sanction of the board by submitting a plan as also without obtaining writing permission of the municipal or other autho Adityapur in accordance with the provision of law for the time being in force. In case the lessee tends to rebuilt. The house permission may be given by the board but in no case we would be allowed to extend plinth area. In case f the double stories house lessee may be permitted to add the first floor only. But it would be the sole discretion of the board to grant or refuse such permission.
7. The premises will be used only for the residential purpose and not he has been given possession of the said premises.
8. That the lessee shall pay from the first day of the month in which he has been given possession of the said premises or Rent, ground rent, municipal and water charges electricity charges and such other taxes and charges payable for the said allotted house to the authorities concerned in accordance with the provision of law.
9. That the lessee shall not keep any animal or poultry at his said house whatsoever it may be.



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25/9/10
MANAGER ESTATE
Jharkhand State Housing Board
Ranchi

10. That the lessee shall maintain the allotted premises at his own cost and keep in a good repair.
11. That the said allotted house shall be used exclusively for the residential purpose.
12. That the lessee shall not encroach upon the adjoining land beyond the area and size mentioned in the scheduled appended to the agreement and lessee deed and shall not violate the prescribed set back and spaces at sides, front and rear within the area settled with him.
13. That the lessee shall not sell, transfer, exchange right by way of mortgage, assigns or sublet or otherwise part with the possession of the whole or any part of the premise at east for period of 10(ten) years from the date of execution of these lease and without the previous consent of the board in Adityapur which the board shall be entitled to refuse in its sole discretion or in the event of consent being given may impose such term and condition as at thing fit and the board shall be entitled to claimed recover a portion of unearned increase in the value of (i.e. difference between the premium/cost paid and the market value of the land and premises) at the time of sale, mortgage transfer by way of gift assignment of parting with the possession the amount to be recover paying 50% (fifty percent) 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 back (purchase) the premises from the lessee after paying an amount equal to the disposal price paid by the lessee less/depreciation and 50% of the unearned increase in the value of the land determines in the manner indicated above.
14. That the lessee shall permit the officer and the staff of the board having jurisdiction over the area concerned to enter upon the allotted premises of the lessee and inspect the same from time to time to ensure strict adherence to the term and condition of this deed and shall provide reasonable facilities to term for the said purposes.
15. That the lessee agree with the right of the board to recover all or any of the dues payable even to recover all or any of the dues payable even after the execution of these present to the board saw public demand under the provision of the Jharkhand & Orissa public demand Recovery Act, 1914.




MANAGER ESTATE
Jharkhand State Housing Board
Ranchi

16. That without prejudice to the board's right under any other law/rules and regulation and besides recovering the amount if remaining due to the board along with interest and damage the board shall have in addition the right to cancel the allotment/settlement of the house Made in favor of the lessee and to evict him from the allotted house and resume possession thereof in the event of any one or more of the following: -

- A. Non-compliance on the part of the lessee of any of the term and condition of this deed.
- B. Violation of any of the term and condition prescribed in the rules and regulation of the Board in this regard.
- C. Default in payment of any arrear amount if remaining due for payment to the board for a period of more than six month for the date of demand by the board.
- D. If it is found that the lessee is Farzidar and has taken settlement on behalf of any other person or persons.
- E. If it is found that subsequent that the allotment/Settlement has been taken by furnishing false information or affidavit or concealing any material facts.

17. That in the event of termination of the lease either on account of its cancellation or on account of non-compliance with the term and condition of the lease and after non-renewal on the expiry of the present term of the board shall have the right to take over the possession of the house of payment of such compensation as may be determined by the board.

18. That one matter not specifically stipulated in the deed or provided for in the relevant rules and regulation of the board or in case any dispute doubt or question arises between the lessee and board then and such event every such case shall be referred for arbitrations to the Managing Director of the board acting as such at the time and his decision in this regard shall be final and binding on both the parties and shall not be liable to be questioned in any Court of Law.


8


MANAGER ESTATE
Jharkhand State Housing Board
Ranchi

In witness where of the parties have signed this deed on the dated month and years respectively mentioned their signatures: -

Witness: -

1. Signature: *Surash Ram*
Address: *J.S.H. Board, Ranchi*
2. Signature: *19*
Address:

Signature of the Officer for and ^{Key} *25/9/10*
MANAGER ESTATE
The Jharkhand State Housing Board, *Ranchi*

1. Signature: *SWETABH KUMAR*
Address: *ROAD NO 25 BLOCK NO 315/2/3 & NO 3 ADITYAPUR-II JAMSHEDPUR*
Rita Sharma, ROAD NO 25 BLOCK NO 315 12/3
2. Signature: *Q. NO 3 ADITYAPUR-II*
Address:

[Handwritten Signature]
Signature of Lessee



SCHEDULE

Details of the House Allotted.

- 1. Mohalla : Adityapur
- 2. Town : Jamshedpur
- 3. P.O : Adityapur
- P.S. : R.I.T.
- Distt. : Saraikela Kharsawa
- 4. Plot No. Assigned by the Board: 315/2/3
- 5. Housing Board Letter No. 36/A Dated – 15.02.1995
- 6. Date of Agreement: 09.06.2006
- 7. Date of Possession: Being tenant occupied earlier.
- 8. Area of Land in the building 1053 Sqft.
(One thousand fifty three) Sqft.
- 8. Boundary:
 - North : Board's Land
 - South : 30'0" Wide Road
 - East : 315/2/4
 - West : 315/2/2
- 9. Sketch : Map Attached

ATTESTANTU SUNDI
DEED WRITER
LICENCE NO. 30/1997
SERAIKELLA-KHARSAWAN

My pencil stamp
29/10/10







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


Signature of the lessee

ANTU SUNDI
DEED WRITER
LICENCE NO. 30/1997
SERAIKELLA-KHARSAWAN
29/10/10

Certified that the Original and Duplicate deed are the Exact copy of each other contains 2,283. Words

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

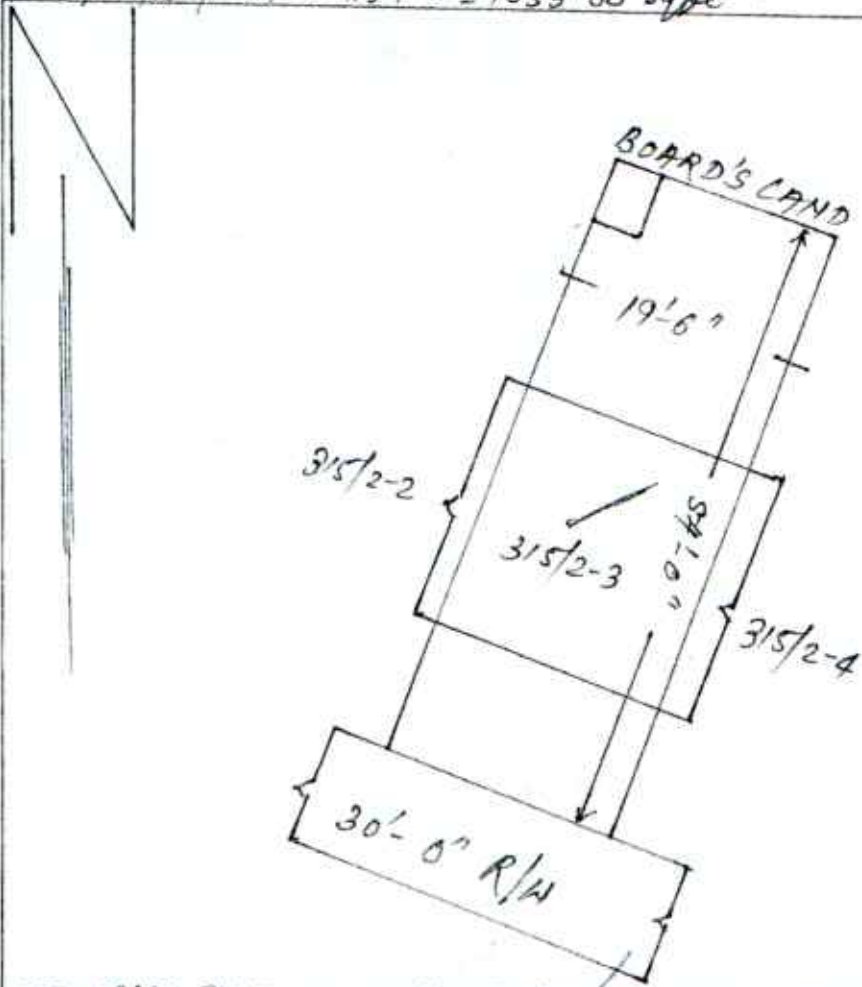

ANTU SUNDI
DEED WRITER
LICENCE No. 30/1997
SERAIKELLA-KHARSAWAN
29/10/10

SHOWING PART SITE PLAN FOR FINAL TRANSFER OF TWO ROOMED (T/R) HOUSE NO. 315/2-3 UNDER S.I.H. SCHEME WHICH IS ALLOTTED TO SRI UPENDRA SHARMA & LATE MADAM MOHAN SHARMA. AT ADITYAPUR-D, SAMSHEDPUR.

"REFERENCE"

"SCALE: - 1" = 16' 0"

TOTAL AREA: - 19' 6" x 54' 0" = 1053.00 sq ft



CERTIFIED THAT THE ORIGINAL AND DUPLICATE MAPS ARE TRUE AND EXACT REPRODUCTION OF EACH OTHER.

B. K. Singh
SIGNATURE
OF THE
SETTLER

[Signature]
S.I.H.
TSR

25/9/10
SIGNATURE OF THE OFFICER
FOR AND ON BEHALF OF
S.I.H. BRANCH 2



**निबंधन विभाग, झारखंड
सरायकेला**
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 22

Token Date/Time: 29/10/2010 15:17:08

Document Type	Lease Deed	Presenter	Ganouri Prasad Yadav	Date of Entry	29/10/2010
Presenter Name & Address	J.S.H.B. Adityapur	DOE		Total Pages	26
Stampable Doc. Value	63833	Stamp Value	2650	Book	1
Document Value	63833	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrld/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	129		ADITYAPUR NAGAR PARSHAD	315/2-3					1053 Sq. Ft.	

Other Property Details:

Property Type	Th. No.	Wrld	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	LESSOR	J.G. Tirky	Na	Ser.	Other		J.S.H.B. Adityapur
2	LESSEE	Upendra Sharma	Late Madan Mohan Sharma	Bus.	Other		H. No-315/2/3, Adityapur Housing Colony, P.S. R.I.T
3	Identifier	Jeevan Prakash	R.D. Sharma	Bus.	Other		Line No-1, H. No- 1 Kashidih, Sakchi, Jsr
4	Witness1	Jeevan Prakash	R.D. Sharma	Bus.	Other		Line No-1, H. No- 1 Kashidih, Sakchi, Jsr
5	Witness2	Swetabh Kumar	Upendra Sharma	Student	Other		Qr. No- 315/2/3 Adityapur

Fee Details:

SN	Description	Amount
1	SP	390.00
2	E	250.00
3	A1	2,553.32
Total		3,193.32

Upendra Sharma
29/10/10

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त 315-4 श.नि। ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान

निवासी

जीवन प्रकाश
काशीशर- हाकम

पिता *आर.डी. श.नि।*
पेशा *म.पान* ने की।

निबंधन प्रदायिका का हस्ताक्षर

Execution by
who is authorized to represent the Government in the office of the Section Officer, Act, XVI of 1956 as provided by the Sec. of the Government.

श्री-जी.जी. टिक्की
शु- 62491 491-
मि.पान, वे.सि
श.नि।
शु- 251-10







निबंधन विभाग, झारखंड
सरायकेला

Token No.22 Token Date: 29/10/2010 15:17:08

Serial/Deed No./Year :5692/5673/2010

Deed Type: Lease Deed

SN	Party Details	Photo	Thumb
1	J.G. Tirky Father/Husband Name:Na (LESSOR) J.S.H.B. Adityapur	<input type="checkbox"/>	<input type="checkbox"/>
2	Upendra Sharma Father/Husband Name:Late Madan Mohan Sharma (LESSEE) H. No-315/2/3, Adityapur Housing Colony, P.S. R.I.T		
3	Jeevan Prakash Father/Husband Name:R.D. Sharma (Identifier) Line No-1, H. No- 1 Kashidih, Sakchi, Jsr		
4	Jeevan Prakash Father/Husband Name:R.D. Sharma (Witness1) Line No-1, H. No- 1 Kashidih, Sakchi, Jsr	<input type="checkbox"/>	<input type="checkbox"/>
5	Swetabh Kumar Father/Husband Name:Upendra Sharma (Witness2) Qr. No- 315/2/3 Adityapur	<input type="checkbox"/>	<input type="checkbox"/>

Book No. I
Volume 197
Page 487 To 512
Deed No 5692/5673
Year 2010
Date 29/10/2010 16:23:59

District Sub Registrar

Signature of Operator

क्रमांक: 2368

कार्यपालक अभियंता का कार्यालय,
विद्युत राज्य आयात बोर्ड, जमशेदपुर ।

प्रेम,

श्री बी० के० लाल,
कार्यपालक अभियंता ।

सेवा में,

मनीष गेटम प्रोसेसिंग एन्ड इंजि० प्रै कंप्यूटिंग,
5, सर्किट हाउस एरिया, जमशेदपुर ।

जमशेदपुर, दिनांक: 23/11/19

विषय:

आदिशेदपुर स्थित मकान संख्या-315/2-3 को भाड़े के आधार पर
अस्थायी आवंटन ।

महोदय,

उपरोक्त विषय के संबंध में ज्ञेय है कि आपके कार्यालय श्री उपेन्द्र शर्मा
को आपके द्वारा फार्म-1 एवं 7 भरकर भेजने, उक्त मकान में उन्हें आवासित रहने, उक्त
मकान के विस्तार विराये के रूप में 2275.00 रुपये जमा करने तथा स्थानीय आवासन
समाप्त की वेतन में किये गये विवेक निर्णय के आलोक में उक्त मकान को आपका भाड़े
के आधार पर अस्थायी तौर पर दिया जाता है ।

आतः आपसे आग्रह है कि कृपया श्री शर्मा को निर्देश दिया जाय कि
वे सहायक अभियंता-3 आयात बोर्ड, जमशेदपुर से अतिरिक्त विस्तार 8.0880 संबंधी
अन्तर टेंजिन एवं एडवाइज गेटर के साथ सम्पर्क स्थापित कर मकान का उचित कब्जा
गृह्य कर लें । फार्म-6 में अंकित विराये की राशि को उक्त वेतन, से कटौती कर प्रत्येक
माह आयात बोर्ड के धाते में जमा करते रहेंगे ।

विश्वासानुसार,

[Signature]
कार्यपालक अभियंता
23/11/19

आपकी
प्रतिकृति -

सहायक अभियंता-3 आयात बोर्ड, जमशेदपुर

GOVT OF JHARKHAND
EAST SINGHMUN
NOTARY PUBLIC
JAMSHEDPUR
REGD. NO. 2842 /
ISR. East Singhmun
ATTESTED
P. KB NOV 2023
Notary Public
Regn. No. 2842 /
ISR. East Singhmun

94
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[PLEASE SEE THE INSTRUCTIONS NOTED OVER LEAF BEFORE FILLING THE PAY IN SLIP]

ALLAHABAD BANK
ADITYAPUR BRANCH, JAMSHEDPUR
PAY IN SLIP

DATE 1-6-2019

Please credit the ACCOUNT NO 20381224766
.....OF JHARKHAND STATE HOUSING
BOARD Maintained in your Branch by sum of
Rs. 900/- (Rupees Nine hundred
.....) only as detailed below :

Particulars	Amount
Cheque No. / DD No.	
Dated	
Name of the Bank	
Rs. 1000 x <u>900</u>	
Rs. 500 x <u>1</u>	<u>500/-</u>
Rs. 100 x <u>4</u>	<u>100/-</u>
Rs. 50 x	
Total.	<u>900/-</u>

(Rupees Nine hundred only)

- Name of the Allottee Upendra Sharma
- Details of House /Flats/Plots against which amount deposited House / Flat/Plot No. 215/2-3
Place A. de tyapur
Name of the Scheme J. S. H. S.
- Head of Deposit Exrnist Money / Initial Money / Monthly Installment / Month Rent / Dividend of Labhansh Other (Please Specify ground rent)

Gyaneevi Aditya
Signature of Depositors

FOR BANK USE

PASSING OFFICER	CASHIER
JOURNAL NO	

3 5805771

ADITYAPUR MUNICIPAL CORPORATION, ADITYAPUR

HOLDING TAX RECEIPT

Receipt No. ONL207290915022024014036

Date : 15-02-2024

Department / Section : Revenue Section

Ward No : 31

Account Description : Holding Tax & Others

Holding No. : 0310000407000A1

Owner Name UPENDRA SHARMA S/O Lt.Madan Mohan sharma

Address : 315/2/3, ROAD NO 25. Adityapur-2,

Adityapur, Saraikela Kharswan Pin - 831013

MOB No : 9334803920

A Sum of Rs. 1147.00 (in words) One Thousand One Hundred and Fourty-Seven Only

towards Holding Tax & Others vide Online Online No.

Dated 15-02-2024 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 / 2023-2024 To 4 / 2023-2024	1223.16
	Total	1223.16
	Rainwater Harvesting Tax	0.00
	Penalty / Interest Amount	45.87
	Rebate on current Demand	122.32
	Adjust amount	0.00
	Amount Received	1147.00
	Advance Amount	0.00

हर वोट है जरूरी।

मतदाता के रूप में आज ही पंजीकरण करवाएं।

Every Vote matters.

Enroll Yourself as a Voter Today .



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
- Urban Development Tax bill will not be valid as proof of ownership.
- इस संपत्ति कर का बिल स्वामित्व के साक्ष्य के लिए मान्य नहीं होगा।

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, Sajanand
Chowk, Ranchi