

co-operative society lease
3250

Adityan

3143

exemption of stamp duty has been granted under Sec-09
of the Indian stamp act 1899
9/25/24



Vikash Kumar

Vikash kumar

नियम-21 क अधीन ग्राहक
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) से 0...
अधीन यथावत स्टाम्प सहिय या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं

exemption under item no-05
exemption of tax of 05
9/25/24

9/25/24
निबन्धन के अंतर्गत

Adityan
d. 2000 20

हस्ताक्षर
प्रमोद कुमार

DEED OF LEASE

This Deed of Lease is executed on this the 21st day of Sept, 2024, at Seraikella,

VIKASH KUMAR
HONY. SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.

25/9/24

BY AND BETWEEN

TISCO WORKS ENGINEERING CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under the Bihar and Orissa Co-operative Societies Act (VI of 1935), bearing Registration No. 26 JAM, dated 30-08-1986, and having its present Registered Office at Tata-Kandra Main Road, Adityapur, P.O. & P.S. Adityapur, District - Seraikella-Kharsawan, State of Jharkhand, PIN-832109, represented by its Honourable Secretary namely **VIKASH KUMAR** (UID : xxxx xxxx 6933) son of Late S. K. Singh, by Faith Hindu, Category General not affected with C.N.T. Act 1908, by Occupation Business, by Nationality Indian, residing at 97, TISCO Housing Society, Tata Kandra Road, Beside Renault Showroom, Adityapur, P.O. & P.S. Adityapur, District Seraikella Kharsawan, State of Jharkhand, PIN-832109, here-in-after called the "**LESSOR**" ("The Society "which expression shall include its successors, representatives and assignees) of the **ONE PART**.

AND

NEHA JHA (UID : xxxx xxxx 2318) D/o Sri Binay Kumar Jha , by faith Hindu, by Category General, by Nationality Indian, by occupation Service , R/o Road No 11 , Bhalotia Road (Jagannathpur) PO - Gamharia , District Seraikella Kharsawan , Jharkhand 832108, here-in-after called the "**LESSEE**" (which expression, unless repugnant to the context shall mean and include his heirs successors, executors, administrators or permitted assignees) of the **OTHER PART**.

WHEREAS, the Society has been formed with, amongst others, the object of acquiring lands within the District Singhbhum, Town Jamshedpur, including Adityapur and its neighboring area, either on lease or by purchase for the purpose of providing residential accommodation to its eligible members by leasing out

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portions of the same or by leasing out residential buildings or portions thereof constructed at its own cost and expenses under the terms of lease and according to the rules and bye laws of the Society.

AND WHEREAS, in furtherance of the aforesaid object, 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 out roads, drains, water and sewer lines Eclectic Poles, and lines community centre etc., and by fencing the area and which has been named as "Tisco Works Engg. Co-operative Housing Society" at Adityapur.

AND WHEREAS, the lessee being a constituent member of the Society bearing Serial No. 032/2024 , 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 43.5' x 35.3' mentioned in the Schedule 'B', herein below has been allotted to him by the Society.

AND WHEREAS, the Society has agreed to grant lease of the plot 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.

NOW, THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. That, by virtue of these presents and in consideration of the agreement, the terms and conditions of which are recited herein, and of the rent and the covenants of the Lessee here-in-after reserved and contained, the Society hereby demises unto the Lessee all that land and structure described fully in

Schedule 'B' herein below, TO HOLD the same unto the Lessee for a period of 99 (Ninety Nine) Years commencing on and from the 28th day of August 2024 subject to earlier determination as here-in-after provided and yielding therefore unto the Society, the Annual Rent of Rs. 107.00 (Rupees One Hundred Seven) only 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 Lease as per Bye Laws and Rules of the Society enforceable from time to time in this regard.

2. That, the Lessee for himself/herself and his/her heirs administrators assignees to the intent that the obligations created hereby shall continue throughout the term does hereby covenanted to the Society as follows:-
 - (a) To pay the reserved rent by the instalments 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 percent per annum from the due date till the date of payment, without prejudice however to the right of re-entry of the Society hereinafter contained.
 - (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, to pay to the Society in advance on or before 10th day of April every English Calendar Year during the continuance of this lease such contribution as the Society may 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 the demised premises does fall, may impose under the Bihar and Orissa Municipal Act. 1922.
- (d) To pay every month regularly to the Society electric and water charges for supply of electricity and water to the premises of the lease 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.

Vivek Kumar
HONY. SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.

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- (f) To use the premises on the demised land for residential purpose only, constructing only one residential building thereon according to the plan approved by the Society and for no other purpose whatsoever and in particular not to use the demised land for agricultural 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. That further the Lessee undertakes not convert the Schedule B hereunder written property or part thereof any structure standing thereon in any office, Hostel, Canteen, Guest House, Nursing Home, Shop, commercial unit and or for any other purpose whatsoever then for pure residential purpose, failing which the Lessor shall be at a liberty to cancel the lease.
- (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 drains 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 may be 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 of the right of enjoyment thereof, without the consent of the Society previously obtained in writing. In case of permitted transfer to pay the society 5% of the consideration money for such transfer.
- (l) Not to cut any tree or timber 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 authorized 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.
- (p) Not to use and provide the Schedule B below property to rent / free office, bank. Hostel, canteen. Guest House, Nursing home, any type of shop, industry or carryout any commercial or industrial purpose whatsoever.

3. And the Society hereby covenants with the Lessee that the Lessee, paying the said rent and performing and observing the covenant hereinbefore

25/9/24

- 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 coming through or under it.
4. That without the written permission of the Lessor, the Lessee will not transfer and or sub lease and or part with the possession and or mortgage with the Schedule B hereunder written property in any manner whatsoever.
5. 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.

SCHEDULE 'A'

(Description of the entire property of the Society)

10 Bighas 14 Kathas (approx.) 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) and NS 382, under New Khata no. 97, 98 and 235, in Mouza Asangi, Ward No. 4 (Old) 2 (New) under Adityapur Notified Area Committee, P.S. Adityapur, Thana No. 126, within District Seraikella-Kharsawan, in Phase-II Project.

SCHEDULE 'B'

(Description of the property leased to the Lessee)

All that Society Plot no. 110, measuring an area 1531.37 Sq.ft. i.e. 3.515 Decimals, within Phase 2, recorded under Old Khata No. 68, being in Old Plot No. 144(P), under Adityapur Notified Area Committee, P.S. Adityapur, Thana No. 126, within District Seraikella Kharsawan,



Mehajha
Mehajha

Holding No - 0020003614000MO

Bounded by

North :- Boundry Wall;

South :- Inside Road;

East :- Plot No 109

West :- Plot no. 111.

Vikash kumar
HONY. SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.
2579124

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

Witnesses:-

1. ~~A~~ KAMLESH JHA S/O Late shilamber Jha
G/46, TAYO Colony, Panohayat - Kalikapur
Post - Gamharia, Jamshedpur, Jharkhand
2. Manoj Kumar Jha S/O Shri Bodh Narayan Jha
Rd No-11, Bhalotia more, Jagannathpur, Gamharia, JSR.

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

ADVOCATE

(Enrollment No. 14/2010)

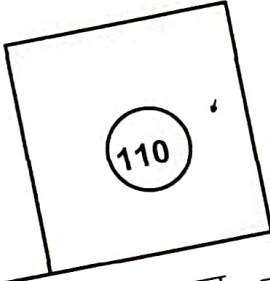


~~A~~

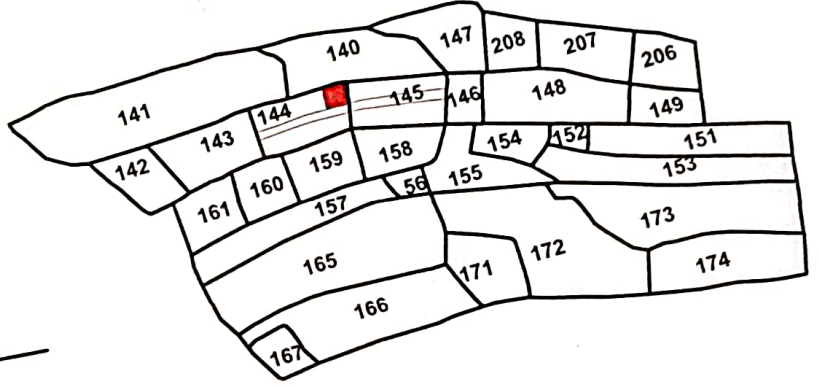
N
S

नाम ग्राम : आसंगी
थाना : सरायकेला
थाना न० : 126
जिला : सिंहभूम
पैमाना : 16" = 1 मील
सन् : 1958-59 ई०

चादर न० 1



रोड 18 फुट



भूमि का संकेत ■

खाता न०	खेसरा न०	किस्म जमीन	रकवा	चौहददी
68	144 अ०	दोन एक	3.515 डिसमिल 1531.37 वर्गफुट	उत्तर - चाहरदीवारी दक्षिण - रोड 18 फुट पूरब - सोसायटी प्लॉट न० 109 पश्चिम - सोसायटी प्लॉट न० 111

TRACED BY:

J. P. Mahato
J. P. Mahato
(AMIN)
No.1868/2004



Vikash Kumar
HONY. SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.

Asngi. No. 126

नाम ग्राम आसंगी चादर नम्बर १

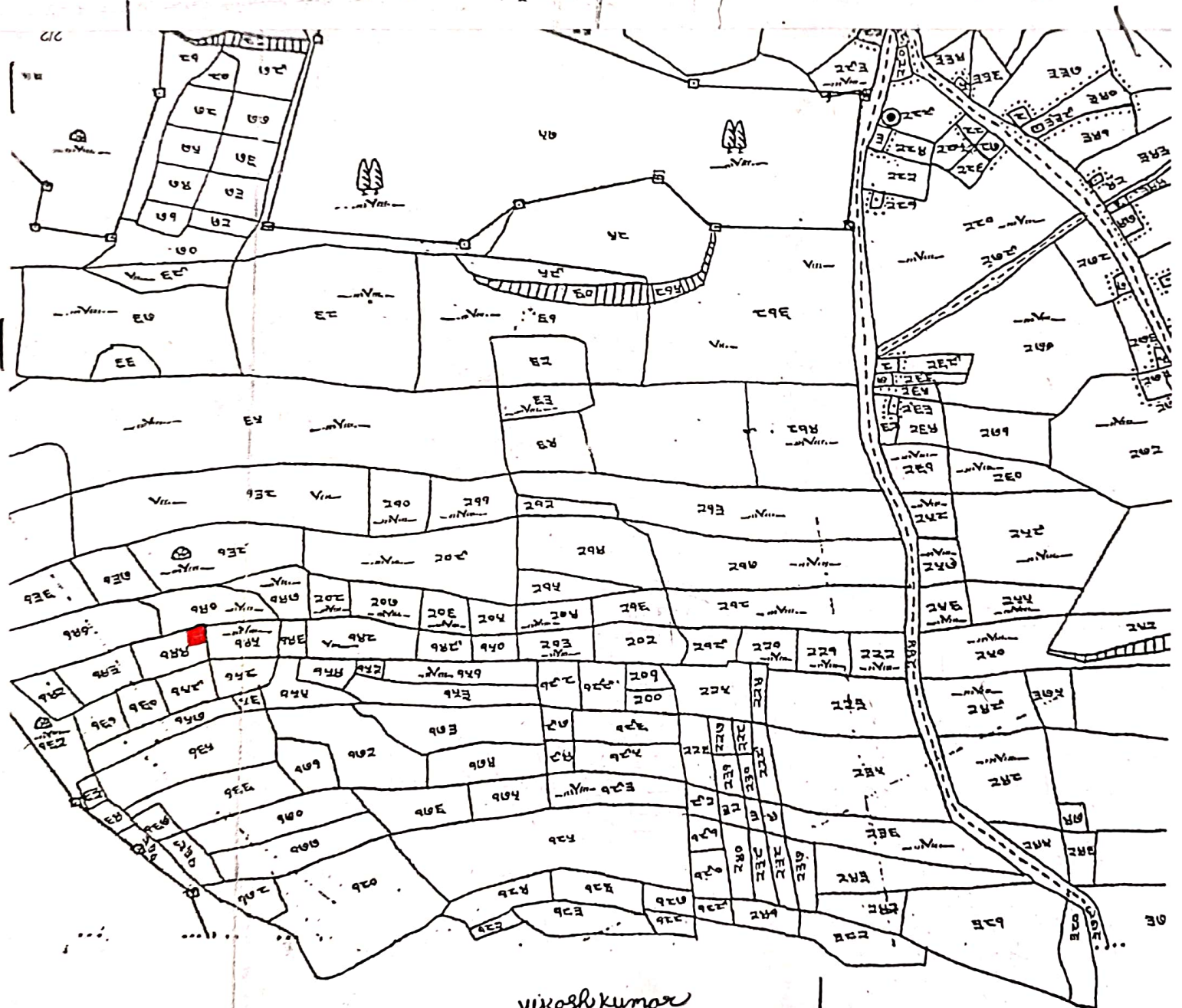
थाना सरायकेला

थाना नं. १२६
अंचल आदित्यपुर

जिला सिंहभूम

पैमाना
प्र.मि. (R.F.)
सद

१ इंच = १ मील
१:२६६० (मेट्रिक)
१ इंच = ५८



Vijay Kumar
 HONY. SECRETARY
 TISCO WORKS ENGINEERING
 CO-OPERATIVE HOUSING SOCIETY LTD.

छाया प्रति मानचित्र
 शुद्धता व भिन्नता

TISCO WORKS ENGG. CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under Co-Operative Societies Act of Bihar * Odisha)

Regn. No. 26 JAM, Dated 30.08.86, Tata Kandra Main Road, Adityapur, Saraikela, Pin-832109

Ref. No : 138 / 24-25

Date : 16/07/2024

Sub: Permission for Membership

With reference to your application dated 05/06/2024 for permission of membership Granted. Plot No-110, Area-1531.37 Sqft. Miss Neha Jha Daughter of Shri Binay Kumar Jha aadhar No xxxx xxxx 2318 as per rule of the society.

For Tisco Works Engineering Co-Operative
Housing Society Ltd., Adityapur.

Vinay Kumar
Hony. Secretary
HONY SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.

Copy to : Miss Neha Jha

Membership No : 032 / 2024

For information please.

कार्यालय: सहायक निबंधक, सहयोग समितियाँ, सरायकेला अंचल, गम्हरिया।

पत्रांक- 271 / स0स0 सरायकेला

दिनांक- 10/07/2024

प्रेषक,

सहायक निबंधक, स0 स0,
सरायकेला अंचल, गम्हरिया।

सेवा में,

जिला अवर निबंधक,
सरायकेला-खरसावाँ।

विषय:- टिस्को वर्क्स इंजीनियरिंग को-ऑपरेटिव हाउसिंग सोसाइटी लि0 आदित्यपुर के श्रीमती नेहा झा का पलॉट सब-लीज डीड निबंधन के संबंध में।

महाशय,

उपर्युक्त विषयक टिस्को वर्क्स इंजीनियरिंग को-ऑपरेटिव हाउसिंग सोसाइटी लि0 आदित्यपुर के सचिव के पत्रांक TWECHS/137/24-25 दिनांक 09.07.2024 के द्वारा समिति सदस्य श्रीमती नेहा झा का निःशुल्क सब-लीज डीड निबंधन हेतु आवेदन प्राप्त हुआ है।

इस संबंध में सचिव, निबंधन विभाग, झारखण्ड, राँची के पत्रांक- 494 दिनांक 20.02.2009 एवं श्री कौशल किशोर मिश्रा, सहकारिता प्रसार पदाधिकारी, कार्यालय- सहायक निबंधक, सहयोग समितियाँ, सरायकेला अंचल, सरायकेला के जाँच प्रतिवेदन के आलोक में समिति सदस्य श्रीमती नेहा झा के पलॉट के सब-लीज डीड दस्तावेज को निःशुल्क निबंधन की अनुशंसा की जाती है।

किसी भी प्रकार के विवाद की स्थिति में समिति स्वयं उत्तरदायी होगी।

समिति सदस्य का विवरण:-

क्र0 स0	नाम	पलॉट स0	रकबा	स्थान
01	श्रीमती नेहा झा	110	1531.37 sq ft	टिस्को वर्क्स इंजीनियरिंग को-ऑपरेटिव हाउसिंग सोसाइटी लि0 आदित्यपुर।

विश्वासभाजन

सहायक निबंधक,
सहयोग समितियाँ,
सरायकेला अंचल,
गम्हरिया।

ज्ञापांक- 271 / स0स0 सरायकेला,

दिनांक- 10/07/2024

- प्रतिलिपि:-
1. श्रीमती नेहा झा को सूचनार्थ प्रेषित।
 2. अध्यक्ष/सचिव, टिस्को वर्क्स इंजीनियरिंग को-ऑपरेटिव हाउसिंग सोसाइटी लि0 आदित्यपुर को सूचनार्थ प्रेषित।

सहायक निबंधक,
सहयोग समितियाँ,
सरायकेला अंचल,
गम्हरिया।

A. XIV. F. No. 180V
 वता का नाम (राजगोपाल) / वरदा
 कुम्हस का नाम (राजगोपाल)
 अक्षर का नाम (राजगोपाल)
 इन सरकारी नाम योजना मय (राजगोपाल)
 भत दो भासा नम्बर 121

V रतीद, मासागुजारी
 भारत, मासागुजारी/भारत रतीद
 नाम रतीद मय सहिदगत प्रमाणपत्री
 दो राकुना नम्बर 111 7.90728
 Vol. E
 Page-228

वता संख्या	0-18/11-98	वता संख्या	राजगोपाल को. ऑपरेटिव हाउसिंग सो. (राजगोपाल)
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अराजी करदो	अराजी भावली	समाप्तरील दिनांक समाप्त भावली
0.44 रु०		

जोत का नालाना मांग मय: समाप्तरील (यकायपो चो हार) मोजादा साल मय

नाम वायद	सालाना	समाप्तरील			2011-12 साल
		तीन वर्षों च्यादा	3रा वर्ष	2रा वर्ष	
मल (नफदो)	75.04			114.20	15.04
गुजारी (भावली)	23.76			285.12	23.76
सस	570.24			570.24	47.52
सूद	19.01			570.24	47.52
मुठफरकात				2.28	19.01
मोजान	232.85			277.44	232.85

अदायकारी वायद	सालाना	समाप्तरील			2011-12 साल
		तीन वर्षों च्यादा	3रा वर्ष	2रा वर्ष	
मल (नफदो)				114.20	15.04
गुजारी (भावली)				285.12	23.76
सस				570.24	47.52
सूद				570.24	47.52
मुठफरकात				2.28	19.01
मोजान अदायकारी				277.44	232.85

- (1) मोजान कुल (सफ्तो मे) 277.44
- (2) नाम रतीद - (राजगोपाल) 232.85
- (3) कुल बकाया - 44.59

* राकुन प्रदान का बकाया मासागुजारी पर (सिवाय एरो पकापो वा जिन वा कि रतीद फिनेट अरो चो) राद मती सिपा जावा है।

S. Nayak Dr. J. S. Jethi

Vikash Kumar
 HONY. SECRETARY
 TISCO WORKS ENGINEERING
 CO-OPERATIVE HOUSING SOCIETY LTD.

Checksheet



1	2	3	4	5	6	7	8	9	10	11
કાર્ગપત્રી મળે	કાર્ગપત્રી મળે	220	10 વખતોડ વિદ્યા ભવન 15 ઓની-4	પુરાણ પરતી અંગાલ	0.22.1113	1 જાલમ ઓની-4 નાજ મળે				
		188	30 વાહુમાલ 15 ગોરંગ	સોનુદર 9	0.32.182	1 જાલમ દિરન કે. મળે				
		185	10 વાહુમાલ 15 વાહુ સોદન	સોનુદર 9	0.39.122	1 જાલમ ઓની-4 નાજ મળે				
		186	10 વાહુમાલ 15 રાંક	મેનડી 9	0.18.026	1 જાલમ દિરન કે. મળે				
		182	10 વાહુમાલ 15 વખતોડ	ગોરાડો નફ પડ્યા જુલો	0.22.290	1 જાલમ રુબેન્ક મળે				
		40		40	40	40	40	40	40	
		222	10 વખતોડ વિદ્યા ભવન 15 નીક	પુરાણ પરતી અંગાલ	0.32.124	1 જાલમ કાર્ગપત્રી મળે				
		46	15 વાહુ 15 નાંક	ગોરાડો 9	0.32.124	1 જાલમ કાર્ગપત્રી મળે				

Vijay Kumar
HONY. SECRETARY

TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.

**कायालिय-निर्वाचन पदाधिकारी दि टिस्को वर्क्स इंजिनियरिंग को-ऑपरेटिव
हाउसिंग सोसाइटी लि०, आदित्यपुर, जमशेदपुर**

निर्वाचन प्रमाण पत्र

आरखरु सहायक सोसाइटी नियमावली 1059 के नियम-21 (ख) (3) तथा संचालन पदाधिकारी सह सहायक निबंधक, सहायक समितियों, सहायकेता अंपल, गम्हरिया के आदेश सं० 161 दिनांक 13.08.2020 एवं पत्रांक 108 दिनांक 21.04.2022 के आतीक में श्री सिंघापी राय, निर्वाचन पदाधिकारी दि टिस्को वर्क्स इंजिनियरिंग को-ऑपरेटिव हाउसिंग सोसाइटी लि० आदित्यपुर सह सहायक प्रचार पदाधिकारी सोसाइटी दि दिनांक 23.04.2022 को विरोध आमतमा एवं निर्वाचन प्रक्रिया के आतीक में समिति के प्रबंधकारिणी समिति के गठन हेतु निर्वाचन द्वारा विधिवत प्रक्रिया के अनुपातलोपरांत निम्न सदस्यों को उनके नाम के सामने अंकित पद के लिए निर्वाचित घोषित करता हूँ।

क्र.सं.	अम्बधी का नाम	पिता./पति का नाम	पद नाम
1.	श्री महेन्द्र कुमार	स्व० नारायण चरण	अध्यक्ष
2.	श्री शिशिर कुमार चौत	श्री मंगलम चन्द्र पति	उपाध्यक्ष
3.	श्री विजय कुमार	स्व० सुदेश्वर कुमार सिंह	अवैधानिक समिति
4.	श्री सोलाकांत पाठक	स्व० कमलाकांत पाठक	निर्देशक
5.	श्रीमति पानकी देवी	श्री हरी प्रसाद	निर्देशक
6.	श्रीमति पारुल सिंह	श्री आशुतोष राय	निर्देशक

निर्वाचन पदाधिकारी

आपंक - 35

दिनांक 23/4/2022

प्रसितिपि :-

1. सभी निर्वाचित अम्बधी
2. प्रखरु सहायक प्रचार पदाधिकारी, गम्हरिया
3. सहायक प्रबंधक, संबंधित बैंक
4. सहायक निबंधक, सहायक समितियों, सहायकेता अंपल, गम्हरिया।
5. निम्न सहायक प्रचार पदाधिकारी, सहायकेता अंपल को सूचनाएं समर्पित।

Vikash Kumar
HONY. SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.

निर्वाचन पदाधिकारी

Vikash Kumar
HONY. SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.

दिनांक 11/05/22

श्री:

Date: 11-05-22

(2)

उपरोक्त दिनांक 11/05/22 को मिला गी-मिला
सूचना की प्रकृति में समाप्त की है
इस विषय में आवश्यक कार्य सुचारु में

1. श्री गिरीश कुमार शर्मा - Malabar
2. श्री विजय कुमार शर्मा - [unclear]
3. श्री विजय कुमार शर्मा - [unclear]
4. श्री [unclear] शर्मा - [unclear]
5. श्री [unclear] शर्मा - [unclear]
6. श्री [unclear] शर्मा - [unclear]

HONY SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.

ये कार्य - [unclear] के निर्माण के लिए [unclear]
के साथ में [unclear] का [unclear] का [unclear]
है [unclear] [unclear] [unclear] [unclear] [unclear]
[unclear] [unclear] [unclear] [unclear] [unclear]
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[unclear]

प्र. सं-2 [unclear] [unclear] [unclear] [unclear] [unclear]

प्र. सं-3 [unclear] [unclear] [unclear] [unclear] [unclear]

प्र. सं-4 [unclear] [unclear] [unclear] [unclear] [unclear]

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[unclear] [unclear] [unclear] [unclear] [unclear]

HONY SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.

Vikash Kumar
HONY SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.

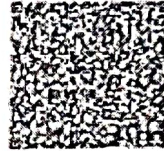


भारत सरकार

Government of India



विकास कुमार
Vikash Kumar
जन्म तिथि/DOB: 01/03/1979
पुल्य/ MALE



9990 9904 6933

VID: 9177 6001 1304 6399

मेरा आधार, मेरी पहचान

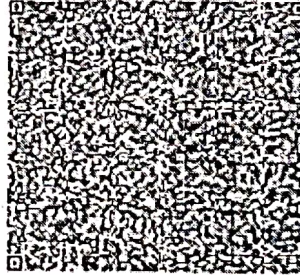


भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:
C/O विकास कुमार, 97, टिस्को हाउसिंग सोसाइटी, टाटा
कन्ड्रा रोड, आदित्यपुर, रेनॉल्ट शोरूम के बगल में,
आदित्यपुर इंडस्ट्रियल एरिया, सरायकेला-खरसावा,
झारखण्ड - 832109

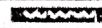
Address:
C/O Vikash Kumar, 97, Tisco Housing
Society, Tata Kandra Road, Adityapur,
Beside Renault Showroom, Adityapur
Industrial Area, Seraikela-Kharsawan,
Jharkhand - 832109



QR Code with Photograph

9990 9904 6933

VID: 9177 6001 1304 6399



Vikash Kumar
HONY. SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.



भारत सरकार
GOVERNMENT OF INDIA



नेहा झा
Neha Jha
जन्म तिथि/DOB: 20/04/2005
महिला / FEMALE



~~70293620~~ 2318



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

D/O: बिनय कुमार झा, रोड
नंबर - 11, भनोदिया रोड,
जगन्नाथपुर, सरायपेला-
घरमार्वा,
झारखण्ड - 832108

Address:

D/O: Binay Kumar Jha, Road
Number - 11, Elicolia Road,
Jagannathpur, Saraike a-Kharswan,
Jharkhand - 832108

~~70293620~~ 2318

Neha Jha

Vikash Kumar
HONY. SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.

आयकर विभाग
INCOME TAX DEPARTMENT

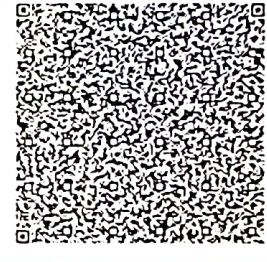


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CTLPJ7109M



नाम / Name
NEHA JHA

पिता का नाम / Father's Name
BINAY KUMAR JHA

जन्म की तारीख /
Date of Birth
20/04/2005

Neha Jha
हस्ताक्षर / Signature

18072023

Neha Jha

Ukash Kumar
HONY. SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.



भारत सरकार
GOVERNMENT OF INDIA



कमलेश झा
Kamlesh Jha
जन्म तिथि/ DOB: 29/01/1958
पुरुष / MALE



~~95320329~~ 4133

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O स्व शिलाम्बर झा,
जी/४६ टायो कॉलोनी,
पंचायत कालिकापुर पोस्ट
गम्हरिया, टायो कॉलोनी,
सरायकेला-खरसावां,
झारखण्ड - 832108

Address:

S/O Lalo Shilamber Jha, C-46
TAYO COLONY, PANCHAYAT
KALIKAPUR POST GAMBHARIA,
TAYO COLONY, Sarakela-
khariswan,
Jharkhand - 832108

~~95320329~~ 4133

Aadhaar-Aam Admi ka Adhikar

(Handwritten signature)

Vikash Kumar
HONY. SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1207/04276/03014

To,
 मनोज कुमार झा
 Manoj Kumar Jha
 S/O: Bodh Narayan Jha
 676
 ROAD NO 11
 bhlotiya road Jaganath pur
 Chota Gamana
 Gamharia Adityapur Seraikela-Kharsawan
 Jharkhand 832108
 8809270121

Ref: 240 / 07C / 477706 / 478800 / P



SH269205962DF



आपका आधार क्रमांक / Your Aadhaar No. :

~~8809270121~~ ~~9849~~ 9404

आधार — आम आदमी का अधिकार



भारत-सरकार
GOVERNMENT OF INDIA



मनोज कुमार झा
 Manoj Kumar Jha
 जन्म वर्ष / Year of Birth : 1974
 पुरुष / Male



~~8809270121~~ ~~9849~~ 9404

आधार — आम आदमी का अधिकार

Manoj Kumar Jha

Vinodh Kumar
 HONY. SECRETARY
 TISCO WORKS ENGINEERING
 CO-OPERATIVE HOUSING SOCIETY LTD.

ADITYAPUR MUNICIPAL CORPORATION, ADITYAPUR

HOLDING TAX RECEIPT

Receipt No. 224522612062024112223

Date : 12-06-2024

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

Holding No. : 0020003614000M0

Owner Name KAMLESH JHA S/O LATE - SHILAMBER JHA

Address : PLOT NO.-110, TISCO WORKS ENGINEERING CO-OPERATIVE HOUSING SOCIETY,
ADITYAPUR, SARAIKELLA-KHARSAWAN Pin - 831013

MOS No : 9504900525

A Sum of Rs. 385.00 (in words) Three Hundred and Eighty-Five Only

towards Holding Tax & Others vide Cash

Dated 12-06-2024

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 / 2024-2025 To 4 / 2024-2025	428.00
	Total	428.00
	Rainwater Harvesting Tax	0.00
	Penalty / Interest Amount	0.00
	Rebate on current Demand	42.60
	Adjust amount	0.00
	Amount Received	385.00
	Advance Amount	0.00

हर वोट है जरूरी।

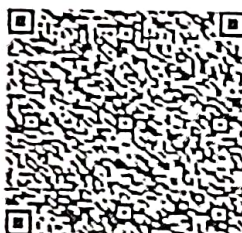
नतदाता के रूप में आज ही पंजीकरण करवाएं।

Every Vote matters.

Enroll Yourself as a Voter Today .



Toll Free No - 1950



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 विल 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

Vikash Kumar
HONY. SECRETARY
TISCO WORKS ENGINEERING
CO-OPERATIVE HOUSING SOCIETY LTD.

Token No:- 2024 80 121 051

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त :-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		✓
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		✓
	(iii) शुद्धि पत्र	✓	
	(iv) अंचलाधिकारी 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 वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		✓
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	


कम्प्यूटर ऑपरेटर

जाँच लिपिक
तिथि सहित
प्रभार लिपिक


25/07/24
निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित
GHASIRAM PINGUA
DISTRICT SUB REGISTRAR
SERAIKELLA-KHARSAWAN.



Pre Registration Docket

Date :- 25-09-2024 04:50 pm

Office Name :- SRO - Saraikela

Token No:- 202400121051

Appointment :- 25-Sep-2024 Time:- 11:45

Article	Lease
Pre Registration Date	24-Sep-2024
No. Of Pages	36
Stamp Duty	0
Paid Stamp Duty	0
Total Fees	₹ 3,080.

Property Id: **1312544**

Valuation No. : 1793366 / 2024	:- 2024-2025	Date : 25-September-2024 16:09:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia
Land Type : Urban	Corporation :	Village/City : Asangi-Ward No7 - 126
Asangi Ward No 7 Village Code 126 - Other Road		-
Khata Number - 68		
Plot Number - 144		
Volume Number - 1		
Holding Number - 0020003614000M0		
Page Number - 284		

Property Rates

Residential Land (Y)

₹357362/- Decimal

Valuation Rule : Residential Land

Property Details

1	Land area	3.52 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.52 x 357362=1257914.24	₹12,57,914/-
A	Total		₹12,57,914/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹12,58,000/-

Total Amount in Words : Twelve Lakhs Fifty Eight Thousands Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 109, West: PLOT NO 111, South: INSIDE ROAD, North: BOUNDARY WALL
Area	Land area : 3.52 Decimal
Other Description of the Property	Pin Code - 832109
Government/Market Value	1257914.24
Transaction Amount	1000

LESSEE	-Miss. NEHA JHA , , Father/Husband Name BINAY KUMAR JHA,, Party Category -Individual , PAN No.- Date Of Birth -20-Apr-2005, Permission Case No.- , Aadhaar No. *****2318, Country- , State Name -Jharkhand, District Name - SERAIKELAKHARSAWAN, City/Village/Town Name- , Locality- , Address - ROAD NO 11, BHALOTIA ROAD, JAGANNATHPUR, PO GAMHARIA, DIST SERAIKELLA KHARSAWAN, STATE JHARKHAND, Pin Code -832108
LESSOR	-Ms. TISCO WORKS ENGINEERING CO OPERATIVE HOUSING SOCIETY LIMITED Represented By Its Honourable Secretary Namely MR VIKASH KUMAR , , Father/Husband Name Late S K Singh,, Party Category -Individual , PAN No.- Date Of Birth -01- Mar-1979, Permission Case No.- , Aadhaar No. *****6933, Country- , State Name -Jharkhand, District Name - SERAIKELAKHARSAWAN, City/Village/Town Name- , Locality- , Address - Office at Tata-Kandra Main Road , Adityapur , P.O. and P.S. Adityapur , District - Seraikella-Kharsawan , State of Jharkhand , PIN-832109, Pin Code -832109

Witness Information	Mr. MANOJ KUMAR JHA , Address - 676 ROAD NO 11, BHALOTIA ROAD, JAGANNATHPUR, DIST SERAIKELLA KHARSAWAN-, Father/Husband Name -BODH NARAYAN JHA
---------------------	---

Identifier Details	Mr. KAMLESH JHA , Address - G/46 TAYO COLONY, PANCHAYAT KALIKAPUR, PO GAMHARIA, DIST SERAIKELLA KHARSAWAN-, Father/Husband Name -LATE SHILAMBAR JHA
--------------------	--

Fee Rule:Government Original Lease Deed

1	SP	1,080
Total		1,080

Fee Rule:Government Original Lease Deed

1	E	2,000
Total		2,000

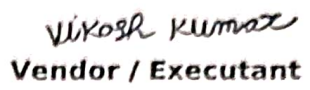
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All the entries made, have been verified by me and are found same as the entries of the document presented.

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.


25/9/24
Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant



Document Registration Summary 1

Date :-25-Sep-2024

- Government/Market Value: ₹1258000/-
- Transaction Amount: ₹1000 /-
- Paid Stamp Duty: ₹0 /-

Vikash kumar

On Date 25-09-2024 Presented at SRO - Saraikela
Signature of Presenter

SRO - Saraikela

Receipt : 1095516

Receipt Date : 25-09-2024

Presenter Name: -

E ₹2000
SP ₹1080

Total ₹3080

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
E	2000	2000	0	GRAS	Nehajha	• GRN Number : 2404329839 • DEPT Transaction Id : 7fe83e56b43153a602f0 • Transaction Type :	1080
				GRAS	Nehajha	• GRN Number : 2404330230 • DEPT Transaction Id : 73a701bb251c8b5e11da • Transaction Type :	920
SP	1080	1080	0	GRAS	Nehajha	• GRN Number : 2404330230 • DEPT Transaction Id : 73a701bb251c8b5e11da • Transaction Type :	1080
Sub Total	3080	3080	0				

Article : Lease Number of Pages : 72

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer
GHASIRAM PINGUA
DISTRICT SUB REGISTRAR
SERAIKELLA-KHARSAWAN.



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400121051

Deed Type	Lease
Number of Pages	72
Fee Details	E :- Rs. 2000, SP :- Rs. 1080,
Property No.	1
Valuation Details	Value :- Rs.1257914/- ,Transaction Amount :- Rs.1000/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Asangi-Ward No7 - 126 Location :- Other Road, Asangi Ward No 7 Village Code 126 Property Boundaries :- East: PLOT NO 109, West: PLOT NO 111, South: INSIDE ROAD, North: BOUNDARY WALL Khata Number - 68Plot Number - 144Volume Number - 1Holding Number - 0020003614000M0Page Number - 284 Area Of Land :- 3.52 Decimal



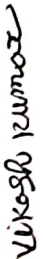



Sh./Smt. TISCO WORKS ENGINEERING CO OPERATIVE HOUSING SOCIETY LIMITED Represented By Its Honourable Secretary Namely MR VIKASH KUMAR s/o/d/o/w/o Late S K Singh has presented the document for registration in this office

today dated :- 25-Sep-2024 Day :- Wednesday Time :- 16:22:29 PM






TISCO WORKS ENGINEERING CO OPERATIVE HOUSING SOCIETY LIMITED Represented By Its Honourable Secretary Namely MR VIKASH KUMAR(Individual)

Party Name	Document Type	Document Number
TISCO WORKS ENGINEERING CO OPERATIVE HOUSING SOCIETY LIMITED Represented By Its Honourable Secretary Namely MR VIKASH KUMAR	PAN/UID	*****6933

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<p>TISCO WORKS ENGINEERING CO OPERATIVE HOUSING SOCIETY LIMITED</p> <p>Represented By Its Honourable Secretary Namely MR VIKASH KUMAR Address1 - Office at Tata-Kandra Main Road , Adityapur , P.O. and P.S. Adityapur , District - Seraikella-Kharsawan , State of Jharkhand , PIN-832109, Address2 - . . . , Jharkhand PAN No.: ,Permission Case No.-</p>	No	Yes	<p>Vikash Kumar Address:- 97, Tisco Housing Society, Beside Renault Showroom, Tata Kandra Road, Adityapur, Adityapur Industrial Area, Adityapur, Seraikela-Kharsawan, 832109, Adityapur Industrial Area, Jharkhand, India</p>		LESSOR Age:45			
2	<p>NEHA JHA Address1 - ROAD NO 11, BHALOTIA ROAD, JAGANNATHPUR, PO GAMHARIA, DIST SERAIKELLA KHARSAWAN, STATE JHARKHAND, Address2 - . . . , Jharkhand PAN No.: ,Permission Case No.-</p>	No	Yes	<p>Neha Jha Address:- , , Road Number - 11 , Bhalotia Road, , Jagannathpur, Adityapur, Seraikela-Kharsawan, 832108, Gamharia, Jharkhand, India</p>		LESSEE Age:19			

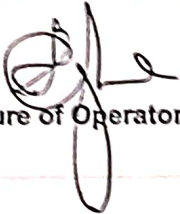
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	KAMLESH JHA S/o-D/o LATE SHILAMBAR JHA Address1 - G/46 TAYO COLONY, PANCHAYAT KALIKAPUR, PO GAMHARIA, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.:			

Witness:

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


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MANOJ KUMAR JHA Address1 - 676 ROAD NO 11, BHALOTIA ROAD, JAGANNATHPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand			


Signature of Operator


Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (TISCO WORKS ENGINEERING CO OPERATIVE HOUSING SOCIETY LIMITED Represented By Its Honourable Secretary Namely MR VIKASH KUMAR), has/have admitted the execution before me. He/ She/ They has / have been identified by (KAMLESH JHA) Son/Daughter/Wife of (LATE SHILAMBAR JHA) resident of (G/46 TAYO COLONY, PANCHAYAT KALIKAPUR, PO GAMHARIA, DIST SERAIKELLA KHARSAWAN) and by occupation (Business).


Signature of Registering Officer

Date:- 25-Sep-2024


Seal and Signature of Registering Officer
GHASIRAM PINGUA
DISTRICT SUB REGISTRAR
SERAIKELLA-KHARSAWAN.

Token No.: 202400121051

CERTIFICATE

Office of the SRO - Saraikela

This Lease was presented before the registering officer on date 25-Sep-2024 by **TISCO WORKS ENGINEERING CO OPERATIVE HOUSING SOCIETY LIMITED Represented By Its Honourable Secretary Namely MR VIKASH KUMAR, S/O, D/O, W/O Late S K Singh** resident of Office at Tata-Kandra Main Road , Adityapur , P.O. and P.S. Adityapur , District - Seraikella-Kharsawan , State of Jharkhand , PIN-832109 , ..

This deed was registered as Document No:- **2024/SAR/3250/BK1/3143** in Book No :- **BK1**, Volume No :- 652 from Page No :- 115 to 186 at, office of **SRO - Saraikela**

Date:- 25-Sep-2024



Registering Officer
GHASIRAM PINGUA
DISTRICT SUB REGISTRAR
SERAIKELLA-KHARSAWAN.

कार्यालय: सहायक निबंधक, सहयोग समितियाँ, सरायकेला अंचल, गम्हरिया।

पत्रांक- 271 / स0स0 सरायकेला

दिनांक- 10/07/2024

प्रेषक,

सहायक निबंधक, स0 स0,
सरायकेला अंचल, गम्हरिया।

सेवा में,

जिला अवर निबंधक,
सरायकेला-खरसावों।

विषय:- टिस्को वर्क्स इंजीनियरिंग को-ऑपरेटिव हाउसिंग सोसाइटी लि0 आदित्यपुर के श्रीमती नेहा झा का पलॉट सब-लीज डीड निबंधन के संबंध में।

महाशय,

उपर्युक्त विषयक टिस्को वर्क्स इंजीनियरिंग को-ऑपरेटिव हाउसिंग सोसाइटी लि0 आदित्यपुर के सचिव के पत्रांक TWECHS/137/24-25 दिनांक 09.07.2024 के द्वारा समिति सदस्य श्रीमती नेहा झा का निःशुल्क सब-लीज डीड निबंधन हेतु आवेदन प्राप्त हुआ है।

इस संबंध में सचिव, निबंधन विभाग, झारखण्ड, राँची के पत्रांक- 494 दिनांक 20.02.2009 एवं श्री कौशल किशोर मिश्रा, सहकारिता प्रसार पदाधिकारी, कार्यालय- सहायक निबंधक, सहयोग समितियाँ, सरायकेला अंचल, सरायकेला के जाँच प्रतिवेदन के आलोक में समिति सदस्य श्रीमती नेहा झा के पलॉट के सब-लीज डीड दस्तावेज को निःशुल्क निबंधन की अनुशंसा की जाती है।

किसी भी प्रकार के विवाद की स्थिति में समिति स्वयं उत्तरदायी होगी।

समिति सदस्य का विवरण:-

क्र0 स0	नाम	पलॉट स0	रकबा	स्थान
01	श्रीमती नेहा झा	110	1531.37 sq ft	टिस्को वर्क्स इंजीनियरिंग को-ऑपरेटिव हाउसिंग सोसाइटी लि0 आदित्यपुर।

विश्वासभाजन

सहायक निबंधक,
सहयोग समितियाँ,
सरायकेला अंचल,
गम्हरिया।

ज्ञापक- 271 / स0स0 सरायकेला,

दिनांक- 10/07/2024

प्रतिलिपि:- 1. श्रीमती नेहा झा को सूचनार्थ प्रेषित।

2. अध्यक्ष/सचिव, टिस्को वर्क्स इंजीनियरिंग को-ऑपरेटिव हाउसिंग सोसाइटी लि0 आदित्यपुर को सूचनार्थ प्रेषित।

सहायक निबंधक,
सहयोग समितियाँ,
सरायकेला अंचल,
गम्हरिया।



saraikela sro <reg.saraikelasro@gmail.com>

Registration of Plot Sub lease Deed for Tisco Housing Co-operative Society

1 message


Wed, Sep 25, 2024 at 3:50 PM


Assistant Registrar <arcopsari@yahoo.com>
To: "reg.saraikelasro@gmail.com" <reg.saraikelasro@gmail.com>

Dear Madam/Sir,
Please Find the attached file therein.

Thanks & Regards
Assistant Registrar,
Co-operative Societies,
Saraikela Circle, Gamharia.

2 attachments

 Lt 302 Date 22.08.2024.pdf
241K

 Lt 271 Date 10.07-2024.pdf
236K

