

2944

Agreement for lease

2743



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d455ea8023d1004c5726

Receipt Date : 05-Sep-2020 10:25:10 pm

Receipt Amount : 47600/-

Amount In Words : Forty Seven Thousands Six Hundred Rupees Only

Token Number : 20200000070938

Office Name : SRO - Bokaro

Document Type : Lease

Payee Name : MITHILESHWAR KUMAR ( Vendee )

GRN Number : 2001812696

Birendra Kumar

Agreement for lease  
11900000  
100000



नियम 21 के अधीन प्राप्त: भारतीय स्टाम्प अधिनियम 1899 की अनुसूची। संख्या: 576

के अधीन यथावत् स्टाम्प-शुल्क लगाया गया है। या स्टाम्प शुल्क स. 25 विमुक्त है।

निबंधन पदाधिकारी  
बोकारो  
7.9.2020

For Office Use :-  

ACI	35700 = 00
E	2000 = 00
	<u>37700 = 00</u>

7/9/20

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



akgib

Bikramaditya Singh

7.9.2020

Sri Krishna Singh,

7.9.2020

Mithileshwar Kumar

### AGREEMENT FOR LEASE

#### 1. Name of Parties:-

- I. Adarsh Co-operative House Construction Society Limited Adarsh Nagar, Bandhgora, P.O. Sec-12, Distt - Bokaro, Registration No. 8/Chas/1984 Date 13th August, 1984 under Chas Circle (hereinafter referred to as leaser, First party)

Represented by:- 1. **Sri. Bikramaditya Singh**, UID No. 4591 6368 4696, PAN-AGRPS6704J S/o **Late Sheo Mangal Singh**, Caste- Kushwaha President, presently residing at Plot No. A25, Adarsh Co-operative & 2. **Sri. Srikrishna Singh**, UID No. 9129 3372 5071, PAN- AYIPS4688L S/o **Late Jagpat Singh**, Caste- Awadhiya Kurmi, Secretary, residing at Plot No. A117, Adrash Co-operative, Bokaro Steel City, District Bokaro (Jharkhand), as per Resolution No. 04 of General Body Meeting held on 14-09-1918

AND

- II. **Sri. Mithileshwar Kumar**, UID No. 8049 9802 3378, PAN- AGEPK9346H, S/o **Late Baleshwar Singh**, Membership No. 1081, By faith **Hindu**, Religion **Hindusim**, Caste Kurmi.

Address:-

- (a) Permanent:- Village & Post Tope, Vaya- Karai, Parsurai P.S. - Shahjahanpur, Dist- Patna, (Bihar)
- (b) Present :- Flat No. NV/44, New Vaishnavi Block A, Chirachas P.S. Chas, Dist Bokaro, (Jharkhand) by profession Service, (hereinafter referred to as lessee, Second Party)

2. Kind of Deed:- Agreement of Lease for Ninetyfour Years ending on the 13th day of the month of September of the year two thousand One Hundred Thirteen.

3. Condition Money:- Charges as cost of land ₹. 11,90,000/- only (Rupees Eleven Lakh Ninty Thousand only)

*[Signature]*

(2)

इस्तावेज में अंकित प्लॉट वन भूमि से बाहर है।  
7.9.2020

Bansundhara  
7.9.2020

Shrikishna Singh



Shrikishna Singh

इस्तावेज में अंकित प्लॉट वन भूमि से बाहर है।

Mithileshwar Kumar  
07-09-2020

4. Description of Property:- This Co-operative Plot No. A/71, (A/Seventy One), Neighbourhood - A of the lay out plan of the residential colony of the Adarsh Co-opretive House Construction Society at Bandhgora having area **400.15 Sqr Meter, (10 Decimal Approx)** Size (26.5 X 15.10) M in length, corresponds to Survey Khata No. **28 (Twenty Eight)**, New Khata No. **82 (Eighty Two)**, Survey Plot No. **16 (Sixteen)** New Plot No. **11 (Eleven)** of area 24.90 Acres, under mouza Bandhgora Police Station - Sec-12, (Chas-35) Sub-Division Chas in the district of Bokaro. This Plot has been purchased by the Society vide deed No. 6147, dt. 11-07-1985, registry office Chas from Smt. Madhubala Prasad, W/o Gaddadhai Prasad,

Page No. 259, Volum No. 1, Holding No. 0300000646000M0

<u>Boundaries</u>	<u>Dimension</u>
North - Plot No. 70 N.H.A	North - 26.5 M
South - Plot No.71 A N.H.A	South - 26.5 M
East - Road 7.5 M Wide	East - 15.10 M
West - Plot No.72 N.H.A	West - 15.10 M

THIS indenture of lease made this 07th day of the month of September of the year two thousand Twenty between the Adarsh Co-operative House Construction Society Ltd. Adarsh Nagar, Bandhgora hereinafter called the "Leaser", The First Party (which term whenever the context herein so admits shall mean and include its successors and assignees) of the one part AND **Sri. Mithileshwar Kumar, S/Late Baleshwar Singh**, hereinafter called the "Leasee" The Second Party (which term whenever the context herein so admits shall mean and include his/her heirs) at present in Service, of the other part.

Whereas, the Adarsh Co-operative House Construction Society Ltd. a Society registered under the Bihar and Orissa Co-operative Society Act. 1935, has taken possession of lands acquired on its behalf from RAIYATS of the locality through various registered sale deeds and from members of the Society transferred through registered deeds and after that the society has developed the entire land and mad plots as per her plan and further developed the residential colony as per Layout plan dated 25-09 1986

(3)

Bilva andulgi biki  
7.9.2020

Shrikishna Singh  
7.9.2020



Mithilashu Kumar  
09-09-2020

Now, therefore this indenture witnesseth that in consideration of the payment as per para (3) above and in consideration of the terms covenants hereinafter contained to which the Second Party has agreed the First Party hereby demises unto to Second Party and aforesaid plot fully shown in the layout plan dated .25-09-1986 to hold the same unto the Second Party for a period of Ninety Four years with effect from the 14th day of the month of September of the year two thousand Nineteen.

### TERMS AND CONDITIONS

1. That, this lease has been granted the Second Party for the purpose of construction of residential building only for self residential purpose subject to the proprietary right in the land demised remaining with the First party, the society, so far as conferred by the terms of this lease) It is mentioned here that no shop shall be constructed by the Second Party which will amount to the violation of the terms of lease, building bye-laws of the First Party or any addition or alternations hereinafter so made by the society in due course will be binding on the Second Party and any deviation of the same will render this lease determined which will amount to violations of this lease reasulting in cancellation of membership as well as allotment of the respective plot.
2. That, subject to the provision of para (2) following the allotted plot shall be leased for **ninetyfour** years and the Second Party shall have an option to renew the lease on the same terms and conditions as hereinafter appearing for a further period of another ninetyfour years from the date of expiry of this lease. The First Party shall however give six months notice before the expiry of this lease enquiring whether the Second Party is willing to renew the lease and on application in writing of such willingness of the Second Party to renew the lease, the lease shall stand extended and renewed.
3. The Second Party shall pay rent on or before the 31st. March every year to the Society which shall bear the proportion of the total rent payable by the First Party to the Government of Jharkhand. The basis of distribution of total rent paid by the First Party will be total Area/Number of Plots of the Society and Area of the Plots of the second party.
4. The Charges for devolpment, construction, maintenace of the services like the supply of water and power, the system for disposal of sewerage and storm water, the roads, the bridge, the marketing complex, the school, and other common facilities are to be paid by the Second Party under the terms & conditions fixed by the First Party, the society.
5. The Second Party has taken the plot from the First Party on the basis that the former is a member of the First Party and the Second Party shall not sell or lease the plot or residential building constructed on the plot therein to any person other than another member of the First Party and that too with the written approval of the First Party, which shall not be unreasonably with held. But if the same is tobe disposed off to out sider, then said person will have to take membership of First Party on the terms & conditions of the First Party and valuations of the property will be determined at that time by the committee of First Party which will be binding to Second Party as well as and same will be payable by the purchaser. In no case the second party shall sell out or lease the allotted plot or constructed building on the plot to any association or company.

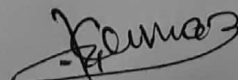
*[Signature]* (4)

Paikravamandiyath  
7.9.2020

shrikrishna sri  
7.9.2020

Mithilashree Kumar  
07-09-2020

6. The Second Party shall construct dwelling house in the plot allotted to him/her and the said plot shall not be so subdivided or utilised for the construction of more dwelling houses besides garage and out house as permissible under the Building Bye-laws prescribed by the First Party. Any deviation in the construction as per plans approved by the First Party will also constitute violations of terms of lease amount to cancellation of the membership.
7. The Second Party shall neither be allotted more than one plot nor shall he/she acquire by purchase, lease mortgage or in any manner any plot other than that allotted to him/her by the First Party.
8. The Second Party shall complete the construction of house on at least half of the minimum prescribed plinth area in the ground floor within two years from the date of delivery of possession of the plot by the First Party according to such plans and specification as may be approved by the First Party and/or a local Authority, if there be any, in accordance with and subject to the provision of such Building Bye-Laws as may be prescribed by the First Party and/or all such enactments, rules and Bye-Laws as may be enforced by a Local Authority for the time being.
9. The Second Party shall not transfer the ownership of the plot or the structure there on or any part there of by way of sale, gift or through benami transaction or otherwise during the period of lease from the date of allotment of the plot. Further, whenever the ownership of the plot or the structure or a part there of is proposed to be transferred by the Second Party during the period of lease such transfer shall be effective only to a person enrolled as a valid member of the First Party or to the nominee of the Second Party who will be legal heir. If the Second Party requests in writing to the First Party to transfer his/her allotted plot in the name of his/her nominee, who will be the legal heir on record of the First Party with approval of the Board of Directors and is in the records of the Society.
10. The Second Party shall not use or cause to be used any part of plot / building constructed on the plot for any purpose other than for which the lease has been granted.
11. The Second Party shall not do any act which causes the stagnation of water or any other liquid substance within the boundary of the residential colony of the First Party.



(5)

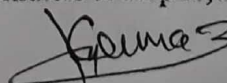
Bikramaditya Singh  
7.9.2020

Shri Krishna Singh  
7.9.2020

Mithi Asthwan Kumar  
07-09-2020

12. The Second Party to whom the plot is allotted shall pay to the First Party all charges for the maintenance and improvement of the services for the supplies of water and power, the system for the disposal of sewage and storm water, the roads, the park, the marketing and other common facilities at a rate to be determined by the First Party by the 31st May of every year to be applicable during the following financial year beginning from 1st July next on the basis of area of the plots of the Second Party.
13. The Second Party shall allow the First Party or his agent authorised in writing at all reasonable time by prior appointment during the terms of this lease between sunrise and sunset to enter into or upon the plot sites including the building and/or structures constructed there on to inspect whether or not the terms and conditions laid down herein are being properly observed.
14. The First Party shall have right to re-enter and resume possession of the plot, including the structures there on after paying compensation at the prevailing price in case of breach of any of the provisions of this deed or on surrender by the allottee by serving six months notice from the either side in writing provided the First Party before taking any action under this clause must give reasonable opportunity to show cause.
15. On surrender of plot to the First Party before any construction is done on it by the Second Party the First Party shall pay to the Second Party the amount deposited by him/her against land value to the First Party after deducting the existing dues on him/her and establishment expenses as per rules of the Society and in that case consideration money as per para (3) will not be applicable, other deposits shall be refunded as per rules. In case of surrender of plot after building construction is over or a part there of is constructed the revaluation of the plot and building structure shall be done by the First Party and the amount arising out of revaluation shall be paid to the Second Party after deducting the existing dues against him/her.
16. On matters not specifically stipulated in these terms and condition mentioned above and also in case of any dispute, doubt or question arising hereinafter at any time between the First Party and the Second Party, then on such event every such case shall be referred to the arbitration of two arbitrators, one to be appointed by each party and in the event of disagreement between the arbitrators, the arbitration of an umpire jointly selected by the arbitrators whose decision shall be final and conclusive and binding on both the parties.

Any default in observance of the provisions as aforesaid shall be deemed to be a breach of the terms and conditions of these presents and be liable to action under clause 15 herein-before contained. The arbitrators and umpire can be only appointed who are members of the First Party and no outsiders can be appointed either arbitrators or umpire, in any case.



(6)

Shobhishna Singh  
7.01.2017

Mithileshwar Kumar  
07-09-2016

In witness where of the parties have executed these presents the day, month and year first above written.

Witness:-

Adarsh  
L-NO-6/2017

1. Full Signature

Chandra Shekhar Pd. Singh  
S/o Chand Singh  
Address VII A/ 3378  
B-S-City, Bokaro-12

Signature of representative for and on behalf of Adarsh  
Co-operative House Construction Society Ltd,  
Adarsh Nagar Bandhgora,

1. Full Signature Birendra Prasad  
Designation Chairman

2. Full Signature

Sadanand Kumar

S/o Kedar Prasad Yadav  
Address Shipra Colony  
Chak Bokaro Shakti  
87013

Signature of the Leasee-Second Party

Full Signature

Mithileshwar Kumar  
Address  
Fleet No - MV/44, 3rd floor,  
Block - A, New Krishna,  
Chitra Chas, PS - Chas, Bokaro

Kumar



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Bokaro

District Name :- Bokaro

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000070938

Deed Type	Lease
Number of Pages	54
Fee Details	Stamp Duty :- Rs. 47600, E :- Rs. 2000, SP :- Rs. 810, A1 :- Rs. 35700,
Property No.	1
Valuation Details	Value :- Rs.1186580/- ,Transaction Amount :- Rs.1190000/-
Property Details	District :- Bokaro , Tehsil :- Chas , Village Name :- Bandhgora Location :- Other Road, Bandhgora Word No 30 Property Boundaries :- East: ROAD 7.5 M WIDE, West: PLOT NO. 72 N.H.A, South: PLOT NO. 71A N.H.A, North: PLOT NO. 70 N.H.A Holding Number - 0300000646000M0Khata Number - 28Plot Number - 16Volume Number - 1Page Number - 259Ward Number - 30 Area Of Land :- 10.00,Decimal

Sh./Smt.ADARSH CO OPERATIVE HOUSE CONSTRUCTION SOCIETY LIMITED REP BY ITS PRESIDENT BIKRAMADITYA SINGH s/o/d/o/w/o LATE SHEO MANGAL SINGH has presented the document for registration in this office

today dated :- 07-Sep-2020 Day :- Monday Time :- 15:31:56 PM









ADARSH CO OPERATIVE HOUSE CONSTRUCTION SOCIETY LIMITED REP BY ITS PRESIDENT BIKRAMADITYA SINGH(Individual)

Party Name	Document Type	Document Number
ADARSH CO OPERATIVE HOUSE CONSTRUCTION SOCIETY LIMITED REP BY ITS PRESIDENT BIKRAMADITYA SINGH	PAN/UID	AGRPS6704J

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature

*Signature*



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ADARSH CO OPERATIVE HOUSE CONSTRUCTION SOCIETY LIMITED REP BY ITS PRESIDENT BIKRAMADITYA SINGH Address1 - PLOT NO. A25, ADARSH CO-OPERATIVE, B.S.CITY BOKARO, Address2 - , , , Jharkhand PAN No.: AGRPS6704J, Permission Case No.-	Yes	Bikramaditya Singh Address:- Plot No - A / 025, , , Adarsh Co-Operative Bandhgora, Bokaro steel city, , Bokaro, 827012, , Jharkhand, India		LESSOR Age:72			<i>Bikramaditya Singh</i>
2	ADARSH CO OPERATIVE HOUSE CONSTRUCTION SOCIETY LIMITED REP BY ITS SECRETARY SHRI KRISHNA SINGH Address1 - PLOT NO. A117, ADARSH CO-OPERATIVE , B.S.CITY BOKARO, Address2 - , , , Jharkhand PAN No.: AYIPS4688L, Permission Case No.-	Yes	Shri Krishna Singh Address:- Plot No. - A - 117, , Adarsh Co-Operative, Post - Sector - 12, Bokaro steel city, , Bokaro, 827012, , Jharkhand, India		LESSOR Age:68			<i>Shri Krishna Singh</i>
3	MITHILESHWAR KUMAR Address1 - VILLAGE AND POST- TOPE, VAYA KARAI, PARSURAU, PS-SHAHJAHANPUR- DIST-PATNA, BIHAR. A/P- FLAT NO. NV/44, NEW VAISHNAVI BLOCK-A, CHIRA CHAS, PS- CHAS, BOKARI, Address2 - , , , Jharkhand PAN No.: AGEPK9346H, Permission Case No.-	Yes	Mithileshwar Kumar Address:- Q.NO. 3076, NEAR SHIV MANDIR, SECTOR 12/C, PO- SECTOR 12, Bokaro steel city, , Bokaro, 827012, , Jharkhand, India		LESSEE Age:49			<i>Mithileshwar Kumar</i>

Identification:

*Kumar*

Sr.NO Party Name and Address Photo FingerPrint Signature

Sr.NO

1

Party Name and Address

CHANDRA SHEKHAR PRASAD SINGH  
S/o-D/o CHAND SINGH

Address1 - SECTOR-12/A QTR. NO. 3376, B.S.CITY BOKARO,

Address2 -

, , , Jharkhand

PAN No.:

Photo

FingerPrint

Signature



Chandra Shekhar Prasad Singh

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SADANAND KUMAR Address1 - SHIVPURI COLONY CHAS, PS- CHAS, BOKARO, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( ADARSH CO OPERATIVE HOUSE CONSTRUCTION SOCIETY, LIMITED REP BY ITS PRESIDENT BIKRAMADITYA SINGH , ADARSH CO OPERATIVE HOUSE CONSTRUCTION SOCIETY LIMITED REP BY ITS SECRETARY SHRI KRISHNA SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (CHANDRA SHEKHAR PRASAD SINGH) Son/Daughter/Wife of (CHAND SINGH) resident of (SECTOR-12/A QTR. NO. 3376, B.S.CITY BOKARO) and by occupation (Business).

7.9.20  
Signature of Registering Officer

Date:- 07-Sep-2020

Seal and Signature of Registering Officer





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

Token Date/Time: 11/03/2014 16:04:01

Token No: 73

Document Type	Lease Deed	Presenter	Pushpa Handa	Date of Entry	11/03/2014
Presenter Name & Address	354 Co Operative Colony, B.S City, Bokaro	DOE		Total Pages	22
Stampable Doc. Value	462000	Stamp Value	18500	Book	1
Document Value	462000	Serial No.	0	CNO/PNO	
Special Type		Old Serial No.	/	e-Stamp Cert.	
Remarks / Other Details		App. ID		No.	

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
CHAS	35	7	BANDHGORA CT	28	16			R_RES	10 Decimal	461180

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	LESSOR	Pushpa Handa	Yashpal Handa	H.W	General			354 Co Operative Colony, B.S City, Bokaro
2	LESSEE	Shakuntala Devi	Ambika Singh	H.W	General			Sec- 8/D, Qr No- 1622, B.S City, Bokaro
3	Identifier	Bikramaditya Singh	Late Sheo Mangal Singh	Retd. Service	General			Plot No- 25 A, Adarsh Co Operative, B.S. City, Bokaro
4	Witness1	Bikramaditya Singh	Late Shoo Mangal Singh	Retd. Service	General			Plot No- 25 A, Adarsh Co Operative, B.S. City, Bokaro
5	Witness2	Manoj Kumar	Krishna Narayan Prasad	Business	General			Adarsh Co Operative, B.S. City, Bokaro

Fee Details:

SN	Description	Amount
1	A1	13,860.00
2	SP	330.00
Total		14,190.00

Pushpa Handa

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

.....ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त स्वीकार किया

जिसकी

पहचान

निवासी

श्रीमान पुष्पा हांडा

श्री बिक्रमदित्त सिंह

बदामिनी

पिता

श्री. शिव मंगल सिंह

पेशा लेनादिन

ने की।

निबंधन पदाधिकारी का हस्ताक्षर

*(Signature)*



निबंधन विभाग, झारखंड  
बोकारो

Token No.73 Token Date: 11/03/2014 16:04:01  
Serial/Deed No./Year :1491/1348/2014  
Deed Type: Lease Deed.

SN	Party Details	Photo	Thumb
1	<b>Pushpa Handa</b> Father/Husband Name: Yashpal Handa (LESSOR) 354 Co Operative Colony, B.S City, Bokaro		
2	<b>Shakuntala Devi</b> Father/Husband Name: Ambika Singh (LESSEE) Sec- 8/D, Qr No- 1622, B.S City, Bokaro		
3	<b>Bikramaditya Singh</b> Father/Husband Name: Late Sheo Mangal Singh (Identifier) Plot No- 25 A, Adarsh Co Operative, B.S. City, Bokaro		
4	<b>Bikramaditya Singh</b> Father/Husband Name: Late Sheo Mangal Singh (Witness1) Plot No- 25 A, Adarsh Co Operative, B.S. City, Bokaro		
5	<b>Manoj Kumar</b> Father/Husband Name: Krishna Narayan Prasad (Witness2) Adarsh Co Operative, B.S. City, Bokaro		

Book No. ..... I  
Volume ..... 51  
Page ..... 459 To ..... 480  
Deed No ..... 1491/1348  
Year ..... 2014  
Date ..... 11/03/2014 17:11:48

Registering Officer

Signature of Operator