



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 80b2933914b2543c5896

Receipt Date : 27-Aug-2024 12:54:44 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Bokaro

Stamp Duty Paid By : DHARAM DEO RAY

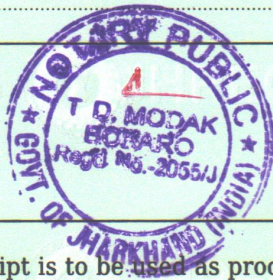
Purpose of stamp duty paid : LEASE AGREEMENT

First Party Name : NETAJI SUBHASH NAGAR GRIH NIRMAN SAMITI LTD BHARRA CHAS

Second Party Name : DHARAM DEO RAY

GRN Number : 2403843389

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-



B.D.B.A. No. 63638

SL. No. 1071

Date. 27/8/2024



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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।

Omprakash Sharma

धरम देव राय

Suresh Chandra Palchoudhary

Om Prakash Sharma

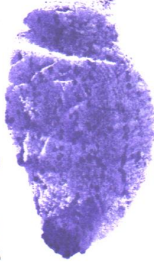
ओम प्रकाश शर्मा

अध्यक्ष

नेताजी सुभाष नगर सहं गृं निं सं लिं
मं, चस (बोकारो)



सुरेन्द्र प्रसाद चौरासा



B.D.B.A. No. 63636

SL. No. 1071

Date. 27/8/2024

Surenendra Prasad Chourasia

सुरेन्द्र

अवैतनिक सचिव
नेताजी सुभाष नगर सहं गृं निं सं लिं
मं, चस (बोकारो)

AGREEMENT OF LEASE

1. Name of the parties: NETAJI SUBHASH NAGAR, Sakhari Grih Nirman Samiti Ltd, Bharra, P.O. -Chas, Dist. BOKARO, Registration No. 6 of 1981 dated 29th July 1981 under Chas Circle (hereinafter referred to as lessor, First party.) (Pan-AAEAN3255D)

Represented by : (1) Sri Om Prakash Sharma (UID: 2713 1969 3246)
Designation : Chairman
Son of : Late Parmanand Sah
Mother : Late Ajansiya Devi
Grandfather : Late Nekhidi Sah
Category : O.B.C, (Out Of C.N.T) Occupation -Retired
Address : Plot No. 84/A Netaji Subhash nagar Chas P.S- Chas
District : Bokaro Mob. No. 9934100445

(2) Sri Surenndra prasad Chourasia (UID: 9676 8739 4618)
Designation : Hony- Secretary
Son of : Late Sahdeo Prasad Chourasia
Mother : Late Kago Devi
Grandfather : Late Nathu Prasad Chourasia
Category : O.B.C, (Out Of C.N.T) Occupation -Retired
Address : Sector 9/B Qr. No. 1554 P.S.-Harla Sec.9 Dist.-Bokaro
Mob. No. 8986751859

As per resolution No. (4) Director's meeting dated 19.01.2008 / Resolution No. 05. Dated 08/11/2009 / Resolution No. 01. Dated 27/07/2014 of Director's Meeting.

AND

Sir/Smt. : Sri Dharam Deo Ray (UID: 9943 4065 5149)
S/O of : Late Dihal Roy
Mother's name : Late Chauraso Devi
Grandfather : Late Faudar Ray
Membership No. : 174
Category : General, (Out Of C.N.T) by Occupation-Business
Address:

- (a) Permanent : At. Village – Chaitta, P. O+P.S. – Alipur, Dist. – Gaya (Bihar)
(b) Present : At. -Sector 9D Qr. No. 980, Street-37, P.S.- Harla sector 9 B.S.City Dist.- Bokaro (Jharkhand)
(Herein-after referred to as Lessee, second party)

2. Kind of deed lease for 89 (Eighty-Nine) 27th August 2024 to ending on the 26th August 2113

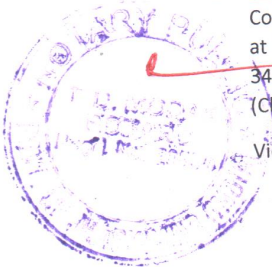
3. Consideration Money:

- (a) Charges as cost of the land by Samiti- Rs. 15,18000/- (Rupees Fifteen Lacs Eighteen Thousand Only)
(b) Charges as cost of the land by Govt- Rs. 15,18000/- (Rupees Fifteen Lacs Eighteen Thousand Only)
(c) Charges for development of services will be determined later on by the first party.
(d) Charge of maintenance and Annual Rent to be determined later on the first party.

4. Description of property:

Co-operative plot No 121A (one hundred Twenty-One (A)) Off the layout plane of residential colony of the society at Bharra (Subhash Nagar) CHAS, Area 3306 Sq. Feet Type 'N' Corresponding to survey Khata No. 263 Plot No. – 341, 6145 area 3306 Sq. Feet's (7.59Dec.) Only mentioned above and below under Mouza Chas Police Station-Chas (Chas-30) Ward No. 11., Sub-division chas in the District of Bokaro.

Vide Surrender Deed No. 9222 dated 28/11/1985 Regd. At Chas Registry Chas Bokaro.



Surenchay Palchouring

सुरेन्द्र प्र० चौरसिया
अवैतनिक सचिव

नेताजी सुभाष नगर सह० गृ० नि० सं० लि०
म०, चास (बोकारो)

North- Co-operative Plot No. - 121A
South- 20Ft wide Co-operative Road
East- 20Ft wide Co-operative Road
West- Co-operative Plot No. - 121

North: - 21'-0" ft
South: - 13'-0" ft
East: - 82'.9"ft
West: - 83'.4" ft

Dimension

North- Co-operative Plot No.
South- Co-operative Plot No. - 121
East- 20Ft wide Co-operative Road
West- Survey Plot No. - 340

North: - 28'.0" ft
South: - 47'.3" ft
East: - 51'.0" ft
West: - 55'.6" ft

Ompirakulchouring

भोम प्रकाश शर्मा

अध्यक्ष

नेताजी सुभाष नगर सह० गृ० नि० सं० लि०
म०, चास (बोकारो)

सुरेन्द्र प्र० चौरसिया



Attach by a map in Red colour

Vide volume No. 18 Page No. 55 At C.O. Office Chas

THIS indenture of lease made This 24th day Of the month of August Of year 2024 between the Netaji Subhash Nagar Sahkari Grih Nirman Samiti Ltd. Bharra, Chas Here in after called the "Lesson — first Party (which term where ever the context here in So admits shall mean and include Its successor and assigns) of the one part AND NETAJI SUBHASH NAGAR, Sahkari Grih Nirman Samiti Ltd, Bharra , Chas here in after called "Lessee" Second Party (which term Wherever the context herein so admits shall mean and include his/her, heirs, executors, Administrations, representative and assign) at present employed as In Department of the a House wife/Businessman. Of the other part.

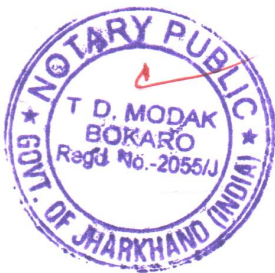
WHARE AS. the Netaji Subhash Nagar Sahkari Grih Nirman Samiti. 8 society registered under the Bihar and Orissa Co-operative Societies Act 1935 has taken possession of land acquired on its behalf from RALYATS of the locality through various registered Safe Deeds and development of the Society transferred through registered Deeds for levelling, plotting and development of the land as per plan of the Society.

AND WHERE- AS the First party has developed the residential colony as per the layout plan dated 12th June 1987. Now. Therefore, this indenture witness that consideration of the payment of per pare (3)

Above and Inconsideration of the terms covenants her in — after contained to which the Second aforesaid plot fully Shown in the layout plan dated 12th Jan 1987 to hold the same unit the Second Party for a period of 89 Years effects from the 27th August 2024 to 26th August 2113.

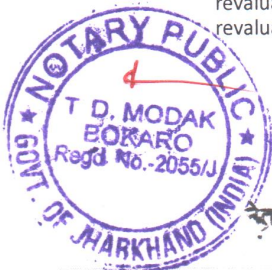
TERMS AND CONDITIONS

1. That, this lease has been granted to the Second party tor the express purpose to Construction of a residential building for residential purpose subject to the proprietary right in the land demised remaining With the First Party so far as Conferred by the terms of the leased. Be It mentioned here that no shop will be constructed by Second party which Will amount Violation of the terms of lease. Building Bye-laws of the First Party of any additions or alterations hereafter do make by society in due Course will be binding on the second Party and any deviation after same render this lease determined which amount violations of this lease.
2. That subject to the provisions of Cluse-3 following the lease shall be a lease for 89 (Eighty-Nine) 27th August 2024 and the second Party shall have an option to renew the lease on same terms and conditions as there in after appearing for a further period of 89 (Eighty-Nine) years from the date or expiry of this lease. The First Party shall, however, give Six months' notice before the expiry of the period of this lease.
3. The Party shall pay rent of or before the 31st day March every year to the Society which shall bear the same proportion to the total rent payable by this First Party, of the Government of Jharkhand the basis of distribution of total rent payable by First Party will be total number of existing plot holders in a ratio of respective Plot Sizes, the rent for first year commencing from the following 1st April from the date of this lease Deed.
4. The charges for the Construction and development of the Services. for the supplies of water, the Power, System for the disposal of sewage and storm water. the road, the bridge, the marking's the school and other Common facilities are to be paid by the second party under the terms and conditions fixed by the first party.
5. The second party has taken the plot from the party on the basis that the Former is a member of the First party and the Second Party shall not sell or dispose of the plot there-onto any person, associations Company or body corporate other than another member of the First Party without the written approval of the First Party. which shall not be unreasonable withheld, but it the same is disposed off to out sider. then said person Wii have to be a member first of first party subject to the approval or First Party and Valuation of the property will be determined at the that time by the committee of First Party which will be binding to second Party as well and same will and same be payable by the Purchaser.



6. The Second Party construct house in the plot allotted to and the him/her and the said plot shall not be so sub-divided or utilized for the Construction of more dwelling house beside garage and out house as permissible under. the building Bye-law prescribed by First Party. Any deviation in the Construction as per plans approved by the first Party will also constitute Violation of terms of lease.
7. The full details development charges and other charges be determined by the First Party later on and same will be payable by Second Party will out any hesitation with in time allowed by Society after Service of Notice in writing by the First Party to Second Party.
8. The Second Party shall complete the construction of at least half of the minimum prescribed plinth area in the ground floor within 10(Ten) Years from the date of delivery of possession of the Plot and/or a Local authority. accordance with and subject to the provision of such Building By-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 of the plot or the structure there on or any part thereof by way of Sale gift through became transaction of otherwise during the period of lease from the date of allotment of the plot, Further, whenever the ownership of the plot of 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 effected 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 membership in the name of his/her nominee, who will be legal heir on record of the First Party provided the name of nominee is approved by the Board of Directors and is in the records of the Society.
10. The Second Party shall not use or cause of the used any part of any building Constructed on the Plot for any purpose other than for which the lease has been granted including the use of ancillary there-to. Be it mentioned here that Second Party will not use the land after budding line and before the front boundary line of his/her plot, other than lawn. garden, and portico and barring the said things, no Construction of any type be made by Second Party.
11. The Second Party Shall not do any act which causes the stagnation of water or any other liquid Substance which in the boundary of the residential colony of the first Party.
12. The Second Party to whom the plot it allotted shall pay to the First Party Charges for the maintenance and improvement of the Service for the supplies of water and power, the System for the disposal of Sewage and Storm water, the roads, the parks the marketing and other Common facilities at the rate to the determined by the First Party by the 31st may of every year to be applicable during the following financial year beginning from first July next. on the basis of per square meter of the floor area of the building of Second Party of dividing the estimated expenditure by the total floor area in the residential colony. it being affirmed that the floor area for the purpose will be defined as (i) in the case of plot not Containing any budding up to the 10 (Ten) Years of the delivery of the possession to the Second Party. the half of the maximum plinth prescribed and the full maximum plinth area after the expiry of the aforesaid period of 10 (Ten) Years in the case of plot Containing only a partial Constructed building but inhabited the floor area will be assumed as in (i) above and (ii) in the of a plot on which the construction of the building has been completed and is inhabited, the actual floor area provided that stair case, Open terraces, Porticoes and balconies shall not be included in the total of the floor area, In all other cases the floor area would be defined as per the provision of Budding Bye-laws.
13. The Second Party Shall allow the First Party or his agents authorized by writing at all reasonable times by prior appointment during of this lease between Sunrise and Sunset to enter into or upon plot Sites including the building and/or structures constructed there on the inspect whether or not the terms and condition 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 thereon after paying compensation at the prevailing prices in case of breach any of the provision of this deed or in surrender by the allotted, by serving Six months' notice from the either Side in the writing provided First Party before taking any action under this clause must give reasonable opportunity to show cause.
15. On surrender of the plot of the First Party before any Construction done on it by the Second Party within 10 (Ten) years from the date of registration, the First Party shall pay to the acting the existing due on his/her and establishment expenses as per the society and in that case consideration money as per para 3(a) will not be applicable. Other deposited shall be refund as per rules.

In case of surrender or plot after building construction in over or a part there of the Constructed the revaluation of the plot and building structure shall be done by first party and the amount arising out Of revaluation shall be paid the second party after deducting the existing dues against him/her.



Om Prakash Sharma
 ओम प्रकाश शर्मा
 अध्यक्ष
 नेताजी सुभाष नगर सह० गृ० नि० सं० लि०
 सुवेणु प्र० चौरेसिया
 अद्वैतनिक सचिव
 नेताजी सुभाष नगर सह० गृ० नि० सं० लि०

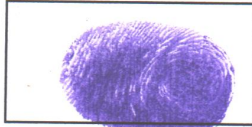
On matters not specifically stipulated in these presents and also in case of any dispute, doubt or question arising here in after at any time, between the First Party. Then in such event disagreement between the arbitrators, to the arbitration of an umpire jointly selected by the arbitrators whose decision 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 present and be liable to action under clause 15 here- in before contained. The arbitrators and the 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
In witness where of the parties have executed these present the day, month and year first above Witten.

WITNESS:

1) Signature:

Laxmi Choudhary

Thumb Impression:



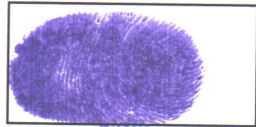
(Name in Full) Laxmi Choudhary (UID: 6964 9078 0287)

Address: Sector 9D Qr. No. 1104, Street-37,
P.S.- Harla sector 9 B.S.City Dist.- Bokaro (Jharkhand)

2) Signature:

Deo Prakash Roy

Thumb Impression:



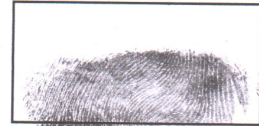
(Name in Full) Deo Prakash Roy (UID: 6823 8303 0984)

Address: Sector 9D Qr. No. 980, Street-37,
P.S.- Harla sector 9 B.S.City Dist.- Bokaro (Jharkhand)

Signature of the representatives for and on
Behalf of Netaji Subhash Nagar Sahikari grih
Nirman Samiti Ltd. Samiti Ltd. Bharra, chas

1) Signature: *Om Prakash Sharma*

Thumb Impression:

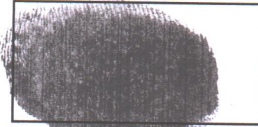


(Name in Full) Om Prakash Sharma
(UID: 2713 1969 3246)
Designation: Chairman

नेताजी सुभाष नगर सह० गृ० नि० सं० लि०
म०, चास (बोकारो)
अध्यक्ष

2) Signature: *Surenndra Prasad Chourasia*

Thumb Impression:



(Name in Full) Surenndra Prasad Chourasia
(UID: 9676 8739 4618)
Designation: Hony- Secretary

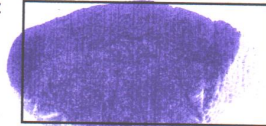
सुरेन्द्र प्र० चौरसिया
अवैतनिक सचिव

नेताजी सुभाष नगर सह० गृ० नि० सं० लि०

Signature of the lessee – SECOND PARTY म०, चास (बोकारो)

Signature: *Dharm Deo Ray*

Thumb Impression:



(Name in full): Dharm Deo Ray
Address: Sector 9D Qr. No. 980, Street-37,
P.S.- Harla sector 9 B.S.City Dist.- Bokaro
(Jharkhand)

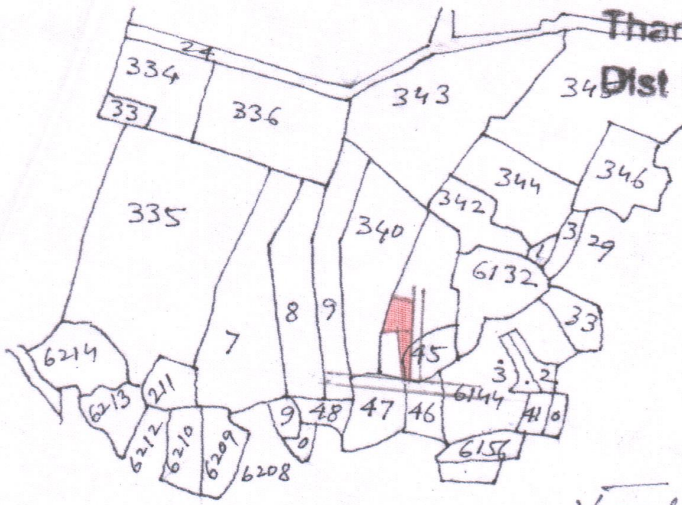


On identification by the Advocate
Sri/Smt. *Sudhanshu Mandal*
Attested the Signature & Thumb
Impression

T. D. Modak
27/08/2024
T. D. Modak
NOTARY PUBLIC
Bokaro (Jharkhand)
Regd. No.-2055/J

Dharm Deo Ray
27/08/2024

A Part Plan of Mouza Chas Sheet No. 144
 Thana Chas No 30 Pargona Khaspel
 Dist Bokaro Scale 1" = 330' Jan.



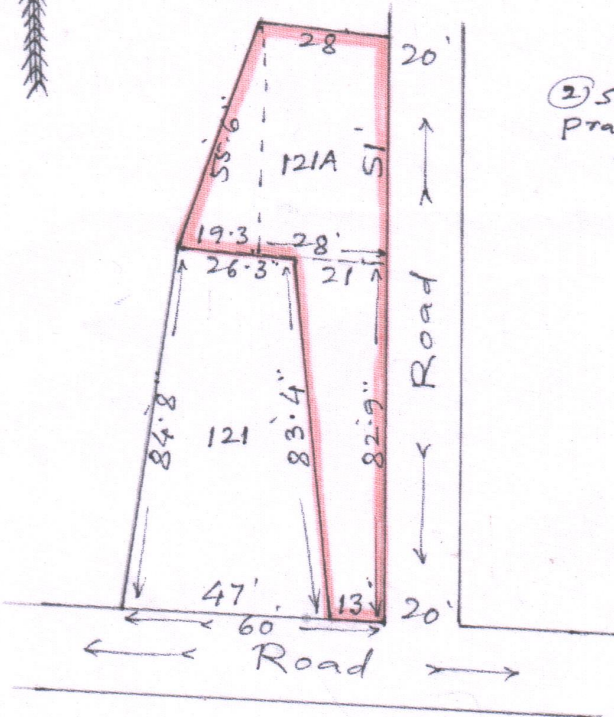
Schedule of Land 121A			
Khata No	Pote No	Out of Area	
		A	Dcc.
263	341	-	
263	6145	-	7.59
Total Area -			7.59

Deci only.

Vender: - Netaji Subhash Nagar
 Grih Nirman samiti Ltd. Bharra
 Chas. Reg No - 06/81 Sri Omprakash
 Sharma. - Chairman. S/o Late
 Permanand sah. of. Netajie
 Subhas Co-op. Chas. Dist - Bokaro.

② Surendra Pd Chourasia; Sectry. S/o Late Sahadeo
 Prasad Chourasia. of Kurumore. P.S. Pindrajora. Bokaro

Vendee: - Sri Dharamdeo Ray. S/o
 Late Dihal Ray. of see TXD.
 & No - 980. Street - 37 Dist - Bokaro

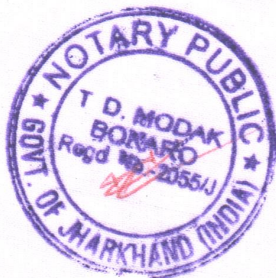


On behalf of
 Surendra Pd Chourasia
 ओम प्रकाश शर्मा
 अध्यक्ष

नेताजी सुभाष नगर सह० गृ० नि० सं० लि०
 भ०, चास (बोकारो)

सुरेन्द्र प्र० चौरसिया
 अवैतनिक सचिव
 नेताजी सुभाष नगर सह० गृ० नि० सं० लि०
 भ०, चास (बोकारो)

अक्षय कुमार शर्मा

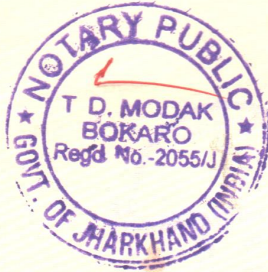


121A

NB:- Details of Area Schedule - Dimer Cated
 With Red Line With Red Colour in This Map

1 for copy
 2 for...
 Bokaro.

Sl. No. **63636**
B.D.B.A. No.
SL. No. **1071**
Date **27/8/2024**



Verification by the Advocate
/Smt. *Sudhanshu Mandal*
attested the Signature & Thumb
impression

[Signature]
27-8-2024

T. D. Modak
NOTARY PUBLIC
Bokaro (Jharkhand)
Regd. No.-2055/J

