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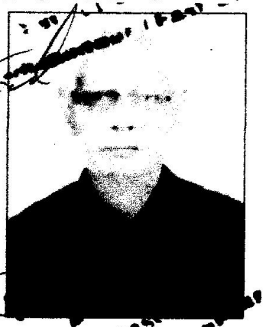
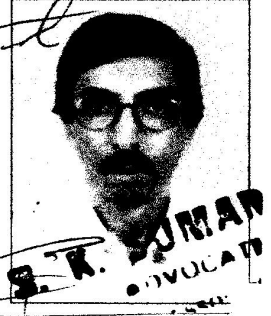
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Ashok

Vice-President

The Jamshedpur Co-operative House Building Society Ltd.  
The Jamshedpur Co-operative House Building Society Ltd.  
The Jamshedpur Co-operative House Building Society Ltd.



2021/JSR/499/BK1/462



R.P. Gupta

Comm. Member

28/1  
2021/1180  
28-01-21

Stamp duty Remitted

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### THE JAMSHEDPUR CO-OPERATIVE HOUSE BUILDING SOCIETY LTD.

RAJENDRA NAGAR, SAKCHI  
JAMSHEDPUR - 831001

(Registration no. 8 - SB 1950)

प्रमाणित किया जाता है कि सहायक निबंधक, जमशेदपुर के पत्रांक... 28/1/2021

### LEASE DEED

(28/01/2021)

THIS DEED OF LEASE made on 28/1/2021 at Jamshedpur.

### BETWEEN


The Jamshedpur Co-operative House Building Society Limited, Jamshedpur registered under the Bihar and Jharkhand Co-operative Societies Act ( VI of 1935 ) bearing registration No. 8-SB of 1950 and having its registered Office at Rajendranagar, Sakchi Jamshedpur in the District of Singhbhum East in Jharkhand here in after called " The Society" ( which expression shall where the context so admits include its successors or reversioners for the time being immediately expectant upon the term here by created) of the one part represented by **Shri Ashok Kumar Gupta** Designation Vice President **S/o Late R.P.Gupta** resident of 40 Rajendranagar, Sakchi, Jamshedpur, East Singhbhum and **Sri S.K.Pandey**, Designation Committee Member, **S/o Late U.N.Pandey**, resident of A1/13, Anand Vihar, Ghorabandha, Telco, Jamshedpur, East Singhbhum.


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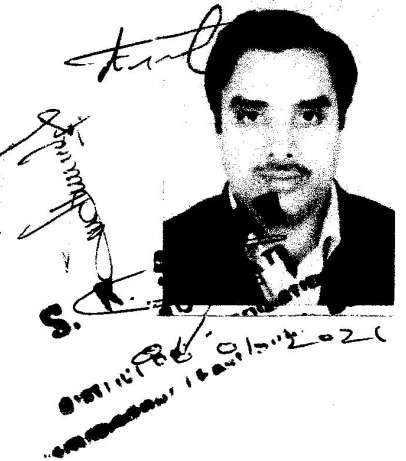
28/1/2021  
दस्तावेज

निबंधन-पदाधिकारी

हस्ताक्षर 28/1/2021

  
Vice-President  
The Jamshedpur Co-operative  
House Building Society Ltd

  
Comm. Member  
The Jamshedpur Co-operative  
House Building Society Ltd.



AND


**Mr. Sudhir Agarwal S/o Late K.M.Agarwal** by faith hinduism by occupation business resident of 19,Sarita Vihar, Sonari, Jamshedpur, District East Singhbhum, a member of the society bearing membership number **6706** here in after called the "LESSEE" ( which expression shall here the context so admits include his/her heirs ,executors, administrators or permitted assigns) of the other part.


WHEREAS the society has been formed with amongst other the object of acquiring lands at Jamshedpur and its vicinity either by purchase or otherwise for the purpose of providing residential accomodation to its eligible members by leasing out portions of the same or by building residential houses/multi storied flats/duplex on portion thereof at the cost and expenses of the members and leasing out the same to the lessee who are its constituent members and paid the cost of the construction and expenses incurred from the respective lessee in this regard.

**AND WHEREAS** in furtherance of the aforesaid object the society has acquired lands at Mouza SONARI, P. S. Sonari, District:- East Singhbhum as mentioned in Schedule 'A' , and has developed the said land by leveling, laying out roads, drains, water lines, sewer line, electricity and community centre etc and fencing the area naming the same as **Sangam Vihar .**

**AND WHEREAS** the lessee as a share holder and constituent members of the Society bearing membership No. **6706** and under the Rules of the society became entitled to allotment of the plot of land/Duplex/Flat mentioned in Schedule 'B' has been allotted to him / her.

**AND WHEREAS** The society has agreed to grant to the lessee, lease of the land with option for renewal from time to time on the terms and conditions of payment of rent and other dues including taxes mentioned and contained herein below:-


  
*Vice-President*  
The Jamshedpur Co-operative  
House Building Society Ltd.

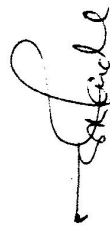
  
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The Jamshedpur Co-operative  
House Building Society Ltd.



## NOW THE DEED WITNESSES AS FOLLOWS


1. The Lease will be for a fixed period of 30 years commencing from the date of transfer of flat i.e. 03-10-2020 subject to earlier determination as here in provided by yielding thereof up to the Society and yearly rent of Rs. 35/= per year or as fixed by the authority from time to time payable in advance every year on or before 15<sup>th</sup> April.
2. The lessee for himself / herself / and his / her heirs and administrators and permitted assigns respectively with the intent that the obligations may continue throughout the term here by created here by covenants with the Society as follows:-
  - (i) To pay the yearly rent on the day and in the manner aforesaid and in case of default but without prejudice to the right or re-entry as herein provided to pay interest at Twelve percent per annum from the date of default to the date of payment.
  - (ii) In consideration of the expenses incurred / to be incurred by the society in developing the land and providing for other amenities viz drains road, sewers, water line, electricity community centre etc. in the area as aforesaid and costs and expenses of maintaining the same and cost and expenses in the Management of the Society and in insurance of the property, TO PAY to the Society along with the aforesaid rent during the continuance of this lease a further sum of money as may be assessed by the society. Such further contribution as may be assessed by the Society shall be final and conclusive as between the parties here to.
  - (iii) To bear, pay and discharge all rents, taxes, assessments, impositions or outgoings imposed or to be imposed by any Municipality or Statutory Authority upon the demised land and the buildings there on or upon the owners occupier thereof.


  
**Vice-President**  
The Jamshedpur Co-operative  
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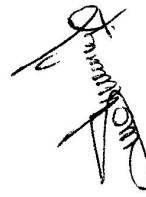
  
**Comm. Member**  
The Jamshedpur Co-operative  
House Building Society Ltd.




- (iv) To pay to the Society in advance on the 15<sup>th</sup> of every English Calendar month such amount as may be fixed and assessed by the Society as payable by the lessee in respect of cost incurred for maintaining health, sanitation and cleanness of the colony and welfare charges, the same being fixed by the Society proportion to the area held by the lessee under Lease from the Society.
- (v) To pay every month regularly to the Society electric and water charges for supply of electricity and water to the premises 21 days of presentations of bills thereof in accordance with the rules of the society.
- (vi) To observe all the rules and regulation of the society or the time being in force regarding supply of water and electricity and also all the rules and regulations provided in this regard in any law for the time being in force.
- (vii) To pay to the society within 21 days of the presentation of the bill such amount as may be fixed and assessed by the society as payable by the lessee in respect of the extra cost incurred in development works already undertaken in any further development work made or to be made in the colony as decided by the Society and that over and above other charges payable by the lessee.
- (viii) To use the premises on the demised land for residential purpose only, construction only one residential building thereon and for no other purpose whatsoever and in particular not to use the demised flat for agricultural, horticultural, commercial, industrial or business purposes provided that the lessee shall be at liberty to maintain a kitchen garden on vacant land if any adjacent to the allotted plot with the prior permission of the society and should be vacated on the demand of the society, for the use of the occupier thereof and for no other purpose and shall not make any addition or alteration in the said flat/plot/duplex.


  
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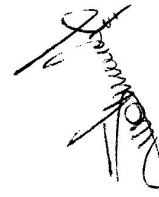
  
Comm. Member  
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House Building Society Ltd.




- (ix) To keep the premises and particularly the flat/buildings on the said demised land and all drains in good repair and condition to the satisfaction of the society and shall not encroach or occupy any vacant land in the housing complex meant for the common use of the flat owners.
- (x) Not to erect or permit the erection of any building or make or permit or suffer to be made any permanent alternations or addition to any existing building or damage any of the principal walls of the building of the flat/duplex and garage and land or dig any well/ bore well or pit and not to erect or permit to be erected any out house, boundary walls, sewer, drains and latrines on the demised land without previous written permission of and in accordance with plans and specifications approved by the society.
- (xi) Not to demolish or permit or suffer the demolition of any of the existing building/flat/duplex on the demised land or in any portion thereof without permission of the society.
- (xii) Not to diminish the value of or in way to injure the said land/flat/duplex or any of the buildings or portion thereof for the time being erected in the said land/housing complex .
- (xiii) Not to keep any cattle or other animals for profit without the previous permission of the society and to abide by al the regulation that may be imposed in this regard by the society.
- (xiv) Not to transfer charge or create any interest by way of sale, mortgage assignment, sublease or otherwise, part with possession of the demised premises or any part thereof or the building constructed there on or any part thereof or create any other interest therein or in the building/flat/duplex or garage on the demised land or any part thereof or the right of enjoyment thereof without the consent of the society previously obtained in writing. In case of permitted transfers the lessee shall pay to the society 5 % of the sale


  
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House Building Society Ltd

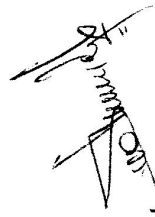
  
**Council Member**  
The Jamshedpur Co-operative  
House Building Society Ltd.




- value money /government value for such transfer whichever is higher and other charges as per rule.
- (xv) Not to cut any trees standing on the demised land without the previous written permission of the society.
  - (xvi) Not to keep or store any dangerous or inflammable substances or keep for sale or storage any intoxicating liquor in the demised premises.
  - (xvii) At all reasonable times to allow persons authorized by the society to enter upon the said land/flat/duplex, garage or the building thereon for the purpose of satisfying the society that the covenants on the part of the lessee are being duly observed and performed.
  - (xviii) To surrender and yield up peacefully and quietly the demised premises to the society upon the expiration of earlier determination of the aforesaid term of lease.
  - (xix) That entire property of the housing complex and vacant land and common services therein shall be administered by the society or by other statutory body formed by the society and the members shall pay and continue to pay his/her shares of expenses of the common services as the case may be determined by the managing committee of the society or by other statutory body formed by the society for this purpose and the decision of such committee in that regard shall be final and binding and conclusive on the lessee member.
  - (xx) That in case of sale of the plot/flat/duplex and the garage thereof as described in the schedule below for non- payment of the house building loan by lessee of the society shall have the right of preemption over the property which have been charged, encumbered or mortgaged to seek the repayment of loan by the lessee.


  
**Vice-President**  
The Jamshedpur Co-operative  
House Building Society Ltd

  
**Comm. Member**  
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House Building Society Ltd



- (xxi) That if for any defect in the title of the society with regard to the land and flat herein transferred to the lessee, the interest of the lessee suffers then the society shall make good all losses and damages of the lessee member.
- (xxii) That it would be mandatory for the flat holders to repair or arrest the seepage that causing from his/her flat and damaging the lower flat within a period of 30 days and this should be observed religiously.
- (xxiii) That the society will have exclusive right on the roof of each multi storied building (in case of flat complexes). That the lessee has to seek prior permission from the society for any authorized use of the roofs of the building.
- (xxiv) That except where otherwise provided for in this agreement in any law for the time being in force, all questions and disputes relating to the meaning of the provisions hereof or as any other question, claim, right matter or thing whatsoever in any way arising out of or relating to whatsoever shall be referred to the registrar under the Jharkhand Co-operative Society Act for determining the dispute and whose decision shall be final. Further registrar may decide the dispute himself or refer it to one of the arbitrators provided under the proper section of the said act.
3. And the society hereby covenants with the lessee that the lessee paying the said rent and performing and observing the covenants herein before 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 clamming through or under it.
4. And the society hereby further covenants with the lessee that society will on the written request of the lessee made six English calendar months before the expiration of the term hereby created and if there shall not at the time of such request be any existing breach or non-observance of any of the terms, condition, stipulation and covenants on the part of the lessee herein before contained and provided that the society shall not have given notice to determine this lease under the provision in that

  
The President  
The Jamshedpur Co-operative  
House Building Society Ltd.

  
Common Member  
The Jamshedpur Co-operative  
House Building Society Ltd.





behalf herein contained, at the expense of the lessee grant to the lessee further lease herein after referred to as 'the first renewed lease' of the land for the further term of sixty years ( subjected to earlier determination by the society on three months' notice in written given to the lessee) at a rent as applicable upon at the time including the present covenant for renewal provided always that any lease ( herein after referred to as ' the second renewed lease') granted under this option for renewable to be contained in the first renewed lease shall not contain any option for any further renewal the intention being that after the expiration of this present lease the lessee shall only be entitled to two such renewals and provided that the second renewal of lease shall be at rent as applicable.

5. **It is hereby expressly agreed and declared** by and between the respective parties here to as follows :-

- (i) It shall be lawful for either party to determine this present lease at any time before the expiration of the aforesaid term by given to the either, three English calendar months previous notice in writing to that effect and at the expiration of such notice. This present lease shall lease and determine notwithstanding that the foresaid term shall not have expired but without prejudice to the remedies of either party against the other in respect of any claim or breach of covenants on the date of such termination.
- (ii) The lessee shall not acquire any permanent rights or right of occupancy in the said demised land or any part thereof whether by means of its occupation thereof under this lease or by means or reasons of its continuing to occupy the said land after the expiration of this lease without any fresh or renewed lease and although there may be part from its present provision no express agreement for arrangement excluding the acquisition of a right of occupancy.
- (iii) If the lessee commits or allows to be committed any breach of any of the terms conditions and stipulations and covenants on his part herein contained



  
**Vice-President**  
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House Building Society Ltd.

  
**Comm. Member**  
The Jamshedpur Co-operative  
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as per Clause 2 (ii) to (iii) and 2 (iv) and (vii) shall remain unpaid for twenty-one days after the same become due whether formally demanded or not ) or if the lessee or other the person whom for the time being other term hereby created is vested shall be adjudicate insolvent of if the demised land or any part thereof or the right title or interest of the lessee or any part thereof therein shall be sold in execution of any decree of court (whether being a mortgage decree or money decree or otherwise) and the society shall not have consented to such sale then and in any of such cases it shall be a lawful for the society to entered upon the demised premises or any part thereof in the name of the whole and there upon the terms hereby created shall be determined.

- (iv) If at the termination of the lease hereby created this lease shall not be renewed and the society shall be desirous of purchasing the whole of the buildings standing on the land and of such its desire shall give the lessee at least 21 days prior notice in writing before the determination of this lease unless determinate by re-entry by the society under the provisions herein before contained in which case notice may given within 45 days after such determination) then and in such as from the date of such notice being given to the lessee the said building shall belong to the society and shall be deemed to have been acquired by the society from the lessee at a price to be agreed upon between the said society and the lessee or in case of difference to be settled by arbitration in manner provided by the Indian Arbitration Act 1940 and such price shall be paid to the lessee by the society within Three English Calendar months after settlement of the price with interest there on at the rate of 4 percent per annum from the time of settlement until payment but the society shall be entitled to set off against such sum any amount due to the society from the lessee in respect of arrears of rent etc, or in respect of breach of any covenant on the part of lessee herein contained provided




*Vice-President*

The Jamshedpur Co-operative  
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Comm. Member


The Jamshedpur Co-operative  
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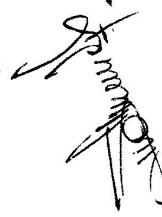


always that in case of default in payment by society remedy of the lessee shall be in damages only.

- (v) In case the society shall not give notice of its intention to purchase as aforesaid the building erected on the said land within the respective periods herein before mentioned then it shall be lawful for the lessee ( but subject to any compulsory acquisition thereof by the Government or any local authority or Statutory body), at its own cost and expenses to pull down and remove the side building then standing on the said land and restore thereafter to its former state for which purpose the society shall allow the lessee with workmen and others and all proper implements to come on the said land for such time after determination of the tenancy as may be fixed by the society as reasonable for the purpose provided the lessee shall have first paid the rent and performed and observed the terms and condition, stipulations and covenants herein contained and on its part to be paid performed and observed provided further that if the lessee shall fail to pull down and remove the said building and restore the demised land as aforesaid within such time and with all convenient dispatch (such failure not being due to any obstruction or other default of the part of the society, the society shall be liberty itself to pull down and remove the said building and to sell the material thereof on behalf of the lessee and to restore the said land as aforesaid and to recover the cost of so doing out of the sale proceed of the said materials or otherwise from the lessee..
- (vi) In the event of the said land or any part thereof being taken by Government or compulsorily acquired by the Government or any local Authority or Statutory body at any time during the term hereby granted the lessee shall not be entitled to any part of the compensation payable in respect of the said land or any part thereof or in respect of the enjoyment thereof or in respect of


  
*Vice-President*  
The Jamshedpur Co-operative  
House Building Society Ltd


  
Co-Operative Member  
The Jamshedpur Co-operative  
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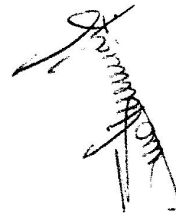


the benefit of the lease all of which shall belong and be payable to the society and compensations or abatement of rent in respect of such acquisition or otherwise or by way of damages for breach of any covenant for title or quiet possession express or implied on the part of the society but the lessee shall be entitled at any time after notice of such retaking or acquisition as aforesaid to determine this present demise by notice writing to the society such notice to expire at the end of an English calendar month and to be given not less than Three English Calendar months before the indented date of determination provided however that if any building belonging to the lessee standing on the demised land shall be taken over by the Government or other acquisition authority or any compensation shall be paid there for then in such case the lessee shall be entitled to receive only such compensation as shall be paid by Government or other acquisition for the buildings belonging to the lessee.


- (vii) Any notice by way of request demand of otherwise by this indenture or otherwise to be given to or served upon the lessee may be given or served being sent by registered post addressed to the lessee at the ordinary place or business or residence of the lessee ( or any of them provided such address has been furnished or any of them ) provided such intimation of address, to the address of the demised premises and shall be deemed to have been received by the lessee on the day on which it would have been delivered in the ordinary course of post and any notice so served shall be deemed to have been sufficiently served on all persons comprised without the expression " the lessee" any such notice required or permitted to be given or served by being sent by registered post addressed to then society at its Registered office.


  
The Jamshedpur Co-operative  
House Building Society Ltd.

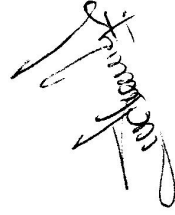
  
Comm. Member  
The Jamshedpur Co-operative  
House Building Society Ltd.



- (viii) It is hereby further agreed that the permission of the society necessary to be obtained as stated in Clauses 2(x), 2(xi), 2(xiii), 2(xiv), and 2 (xv) will be at the absolute discretion of the society.
- (ix) The provision of section 108 of the transfer of property Act 1882 except sub clauses (k), (i), (n), & (q) shall not apply to the lessee by these presents created.
6. In the event of the property or any part thereof or any interest therein being vested in or being occupied by any person other than a member of the society or his heirs or the legal representatives, in violation of the terms of the lease or in the event of the lessee breach of any of the aforesaid conditions, the society may, by three calendar months previous notice in writing, determine the lease and on the expiration of such notice the lease shall forthwith be determined; and in the event of the lease being determined by such notice as aforesaid, the society shall pay to the lessee the value of the lessee's interest in the property ( excluding the site thereof) at the date of the said notice ( such value to be determined by a valuer to be appointed by the society ) after deduction there from five (5) percent of the amount of valuation any money due to the society.
7. The lessee shall remain bound to pay all balance amount towards final costing of the project proportionately as and when demanded y the society failing which the society shall be entitled to cancel lease and shall take legal steps for recovery of the vacant plot / flat / duplex if not handed over by the lessee to the society.

  
Vice-President  
The Jamshedpur Co-operative  
House Building Society Ltd

  
Comm. Member  
The Jamshedpur Co-operative  
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**THE SCHEDULE 'A'**

**Description of the property :-**

**Total land acquired by the society :-** All that piece & parcel of land measuring area 29.80 bighas more or less being within holding old Plot Nos 337 Khata no 10 new plot no 530,532,576,583,586,588,589 & Khata no 413 in Mouza Sonari, P S & P O Sonari, thana no 1156 Ward 1 Under Jamshedpur Notified Area committee, District East Singhbhum Town Jamshedpur named as **Sangam Vihar**.

**THE SCHEDULE 'B'**

All that residential plot premises measuring an area 2400 sqft be the same, little more or less being the plot no **MIG-29** with right of common services, within the land described in the schedule 'A' above bounded by:-

<u>Name of the lessee</u>	<u>Plot No.</u>	<u>Type</u>	<u>Area</u>	<u>Sft.</u>
<b>Mr. Sudhir Agarwal</b>	<b>29</b>	<b>MIG</b>	<b>40'X60'</b>	<b>2400 Sft</b>

North: Plot No MIG 32

South: Road

East : Plot No MIG 30


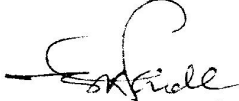

West : Plot No MIG 28

And the same is more particular delineated in the plan annexed here to and there in coloured red within the registration District of East Singhbhum in Sub - registration District of Dhalbhum, in Thana Sakchi for which on municipal holding or ward members has been allotted.

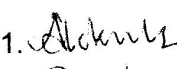
**IN WITNESS WHERE OF THE SOCIETY THROUGH ITS**

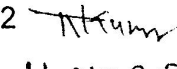
The Vice President **Sri Ashok Kumar Gupta** and the committee member **Sri S.K.Pandey** and the Lessee members **Mr. Sudhir Agarwal** have signed this deed taken of the acceptance of the terms and conditions mentioned above.

Signed by for and on behalf  
of the Jamshedpur Co-operative House  
Building Society Ltd.,

-   
1) (Ashok Kumar Gupta) *Vice-President*  
Vice President The Jamshedpur Co-operative  
House Building Society Ltd
-   
2) (S.K.Pandey)  
Committee Member *Comm. Member*  
The Jamshedpur Co-operative  
House Building Society Ltd.
-   
3) Mr. Sudhir Agarwal  
Lessee Member

In presence of Witness :-

1.  S/O Sri J. e. Karak  
Janta Market Chattergumpu  
J312-15

2.  S/O Chandrika Prasad  
H.No. 25, K.D. Flat, Kadma, P.S. Kadma,  
J.S.R.



भारतीय नृसिद्धि आधिकारिकता  
**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

नामांकन क्रमांक/Enrolment No.: 1213/20064/67056

To: Sri Krishna Pandey  
 (श्री कृष्ण पाण्डेय)  
 S/O Udit Narayan Pandey  
 A1/13, ANAND VIHAR  
 GHORABANDHA ROAD  
 PO- TELCO WORKS THANA- GOVINDPUR  
 Telco Jamshedpur  
 Purbi Singhbhum  
 Jharkhand - 831004

Date: 08/06/2011



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Ref No : 08062011-08543

आपका आधार क्रमांक / Your Aadhaar No. :

**4121 4621 8142**

आधार – आम आदमी का अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



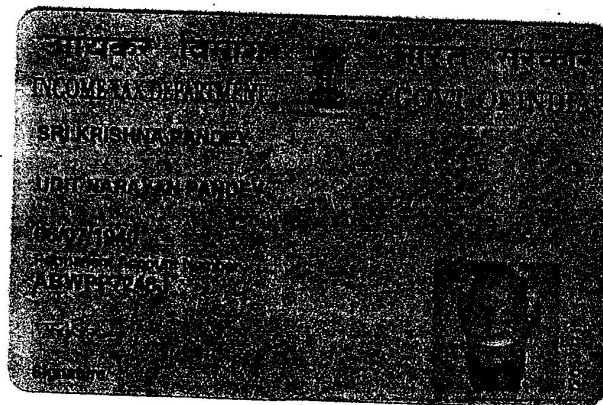
श्री कृष्ण पाण्डेय  
 Sri Krishna Pandey


जन्म वर्ष / Year of Birth : 1940  
 पुरुष / Male

4121 4621 8142



आधार – आम आदमी का अधिकार





  
 अशोक कुमार गुप्ता  
 Ashok Kumar Gupta  
 जन्म वर्ष / Year of Birth : 1951  
 पुरुष / Male

8168 3579 7189

आधार - आम आदमी का अधिकार

*Ashok*



  
 आधार


पता: S/O: रघुनन्दन प्रसाद गुप्ता,  
 40, गुप्ता पैलेस, राजेंद्र नगर  
 कोलोनो, साकची, जमशेदपुर,  
 कलिमाली, जमशेदपुर, पूर्वी सिंहभूम,  
 झारखण्ड, 831001

Address: S/O: Raghunandan  
 Prasad Gupta, 40, gupta palace,  
 rajendra nagar colony, sakchi,  
 jamshedpur, Kallimalli,  
 Jamshedpur, East Singhbhum,  
 Jharkhand, 831001

8168 3579 7189

1847  
 1800 200 1947


  
 help@uidai.gov.in


  
 www.uidai.gov.in


स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABNPG10580**


नाम / NAME  
**ASHOK KUMAR GUPTA**

पिता का नाम / FATHER'S NAME  
**RAGHUNANDAN PRASAD GUPTA**

जन्म तिथि / DATE OF BIRTH  
**01-04-1951**

हस्ताक्षर / SIGNATURE








आयकर आयुक्त, रांची  
 COMMISSIONER OF INCOME-TAX RANCHI

*Ashok*




  
[Redacted Name]  
[Redacted Address]

  
अनन्त कुमार कारक  
Anant Kumar Karak  
जन्म वर्ष / Year of Birth : 1966  
पुरुष / Male



9341 2491 4469


**आधार - आम आदमी का अधिकार**


  
आधार


[Redacted Name] प्रधान प्राधिकरण  
[Redacted Address] OF INDIA


पता: S/O इश्वर चंद्र कारक, इश्वर  
निवास, जन्ता मार्केट छोटा गोविन्दपुर,  
नुपुर मेडिकल हॉल के पास, पो-छोटा  
गोविन्दपुर थाना-छोटा गोविन्दपुर,  
जमशेदपुर, गोविन्दपुर हासिंग कॉलोनी,  
पूर्वी सिंहभूम, झारखण्ड, 831015

Address: S/O Ishwar Chandra  
Karak, ISHWAR NIWAS, JANTA  
MARKET CHHOTA GOVINDPUR,  
NEAR NUPUR MEDICAL HALL,  
PO-CHHOTA GOVINDPUR  
THANA-CHHOTA GOVINDPUR,  
JAMSHEDPUR, Gobindpur  
Housing Colony, Purbi  
Singhbhum, Jharkhand, 831015

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Bengaluru-560 001



भारत सरकार



राजेश कुमार  
Rajesh Kumar

जन्म वर्ष / Year of Birth : 1988  
पुरुष / Male



2031 3856 9432

आधार – आम आदमी का अधिकार



आधार

प्रधान प्राधिकरण

भारत सरकार

पता: S/O चन्द्रिका प्रसाद, म न-२५,  
के.डी फ्लैट, आउट हाउस, कदमा, टाटा  
वर्कर्स युनीयन हाई स्कूल के पास,  
पोस्ट-कदमा, थाना-कदमा, जमशेदपुर,  
पूरबी सिंहभूम, झारखण्ड, 831005

Address: S/O Chandrika Prasad,  
H NO-25, K.D Flat, Out House,  
Kadma, Near Tata Workers Union  
High School,  
Post-Kadma, Thana-Kadma,  
Jamshedpur, Purbi Singhbhum,  
Jharkhand, 831005

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Bengaluru-560 001

# JAMSHEDPUR(NAC), JAMSHEDPUR(NAC)

## HOLDING TAX DEMAND (THIS IS NOT PAYMENT RECEIPT)

Department / Section : Revenue Section  
Account Description : Holding Tax & Others  
Assessment Type : New Assessment  
Property Type : Independent Building

Ward No : 1

SAF No. : SAF616198171120041030

Print Date Time : 17-11-2020 16:11

Name : SUDHIR AGARWAL

Gurdian Name : C/O:-

Address : PLOT NO-29 MIG SANGAM VIHAR SONARI JSR , , -

MOB : 8789078470 [To Update please call free 18001212241 or +91-651-7145511 ]

Yearly Tax Details		
ARV	Effect From	Yearly Tax
137760	3/2020-2021	2,756.00

From	Upto	Arrear Amount	Current Amount	Additional Tax	Penalty	Advance Amount	Total Dues
FY : 2020-2021 QTR : 3	FY : 2020-2021 QTR : 4	0.00	1,378.00	0.00	0.00	0.00	1,378.00
Total Demand	1,378.00						
Total Demand (In Words)	One Thousand Three Hundred and Seventy-Eight Rupees Only						

**Note:-**

- Avail 5% rebate on yearly Holding Tax Amount by paying the tax before 30th June of the Financial Year . After 30 June Penalty @1% Per Month will be levied.
- This is only demand and not Payment Receipt .(यह भुगतान नहीं, मांग रसीद है।)
- Please take payment receipt from tax collector if payment is made against this demand.
- You will receive SMS in your registered Mobile no. for amount paid. If SMS is not received verify your paid amount by calling toll free no. 18001212241 or +91-651-7145511

For Details Please Visit : [udhd.jharkhand.gov.in](http://udhd.jharkhand.gov.in)  
or Call us at 18001212241 or +91-651-7145511

Issued by : JAMSHEDPUR(NAC)

In Collaboration With  
Sparrow Softech Pvt. Ltd.

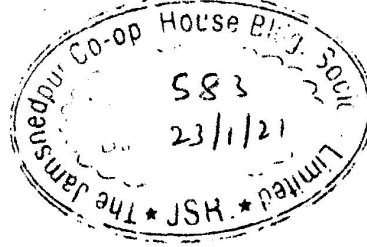
**कार्यालय सहायक निबंधक सहयोग समितियाँ, जमशेदपुर अंचल, जमशेदपुर**

पत्रांक .....

दिनांक .....

प्रेषक,

सहायक निबंधक,  
सहयोग समितियाँ,  
जमशेदपुर अंचल, जमशेदपुर ।



सेवा में,

जिला अवर निबंधक  
जमशेदपुर ।

विषय : प्लैट के लीज डीड निबंधन के संबंध में ।


महाशय,

उपर्युक्त विषयक अध्यक्ष दि जमशेदपुर को० हाउस बिल्डिंग सो० लि० का पत्रांक HBS/368 दिनांक 19.01.2021 के द्वारा निम्न सदस्य के प्लैट के लीज डीड निबंधन हेतु अनुरोध किया गया है जो निम्नवत है :-

SL. NO.	Name Of The Member	Membership	Property Details	Sq. Ft.
01	श्री सुधीर अगरवाल	6706	MIG-29, संगम विहार, सोनारी जमशेदपुर	2400

अतः पत्र में अंकित सदस्य के प्लैट के निबंधन हेतु, सचिव निबंधन विभाग झारखण्ड, रांची के पत्रांक 494, दिनांक 20.02.2009 के आलोक में जाँच पदाधिकारी श्रीमति सुधा कुमारी, सहकारिता प्रसार पदाधिकारी की अनुशंसा के आलोक में निःशुल्क निबंधन हेतु अनुशंसा की जाती है। किसी भी तरह के विवाद की स्थिति में समिति स्वयं उत्तरदायी होगी ।

विश्वासभाजन

  
22.01.2021  
सहायक निबंधक


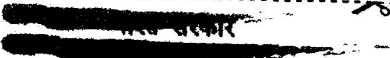

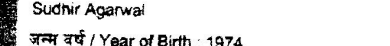
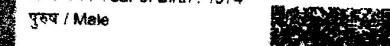


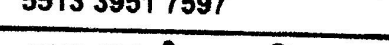
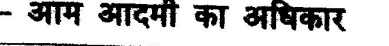






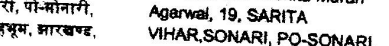
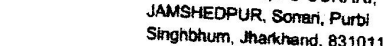



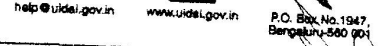

















ज्ञापांक : 29 .....

दिनांक 22/01/2021

प्रतिलिपि : अध्यक्ष दि जमशेदपुर को० हाउस बिल्डिंग सो० लि० को सूचनार्थ प्रेषित।

  
22.01.2021  
सहायक निबंधक


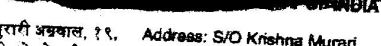
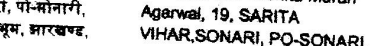
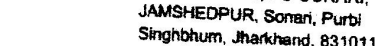



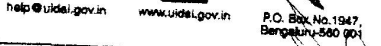
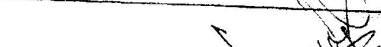
















29 M/G-S v C

5513 3951 7597

आधार — आम आदमी का अधिकार



पता: S/O कृष्णा मुरारी अग्रवाल, 19,  
सरिता विहार, सोनारी, पो-सोनारी,  
जमशेदपुर, पूर्बी सिंहभूम, झारखण्ड,  
831011

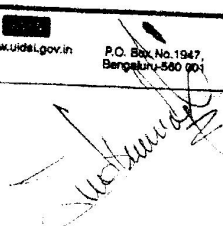
Address: S/O Krishna Murari  
Agarwal, 19, SARITA  
VIHAR, SONARI, PO-SONARI,  
JAMSHEDPUR, Sonari, Purbi  
Singhbhum, Jharkhand, 831011

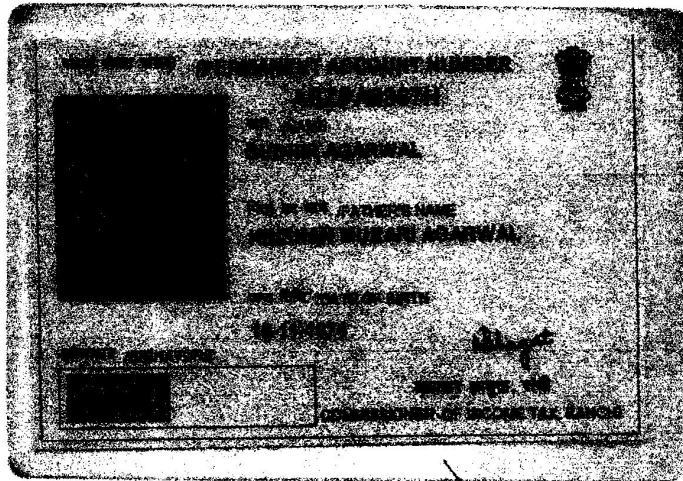
1947  
1800 180 1947

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P.O. Box No. 1947,  
Bergaolu-560 001





*Handwritten signature*

जमशेदपुर   सोनारी   1156   M/S जमशेदपुर सहकारिता गृह निर्माण समिति लि0		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
10	337	0 एकड़ 41 डिसमील 55 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा (1991-1992) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	
माल (नकदी)	190.00	4750.00	190.00	190.00	190.00	190.00
गुजारी (भावली)	47.50	1187.50	47.50	47.50	47.50	47.50
सेस	95.00	2375.00	95.00	95.00	95.00	95.00
सूद	95.00	2375.00	95.00	95.00	95.00	95.00
मुतफरकात	38.00	950.00	38.00	38.00	38.00	38.00
मीजान	465.50	11637.50	465.50	465.50	465.50	465.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा (1991-1992) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)		
माल (नकदी)	4750.00	190.00	190.00	190.00	190.00	
गुजारी (भावली)	1187.50	47.50	47.50	47.50	47.50	
सेस	2375.00	95.00	95.00	95.00	95.00	
सूद	2375.00	95.00	95.00	95.00	95.00	
मुतफरकात	950.00	38.00	38.00	38.00	38.00	
मीजान अदायकारी	11637.50	465.50	465.50	465.50	465.50	

(१) मीजान कुल (लफ्जों में) : Thirteen Thousand Four Hundred Ninety Nine Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 13499.50

तारीख अमला तफसील मुनिन्दा : 26-08-2019

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

Print

आवेदक की तारीख	की अपेक्षित संख्या सूचित करने की निश्चित तारीख	जम	राजस्व जबका दान का लिए प्रतिलिपि तैयार थी	आवेदक का प्रातालाप देने की तारीख
Date of application	Date fixed for notifying the requisite number of stamps and folios	Date of delivery of the requisite stamp & folios	Date on which the copy was ready for delivery	Date of making over the copy to the applicant

FOLIO NOT AVAILABLE  
 खतीयान की प्रतिलिपि अंतिम प्रकाशित खतियान के खेसरा संख्या 5305  
 खतियान संख्या 413 वार्ड संख्या 1 जमशेदपुर अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम।

खतियान की क्रम सं०	अभिधारी का नाम पिता का नाम जाति और निवास	खेत		भूमी का स्वरूप	रकबा हे० आर० सं०	परचुक्ति	राजस्व पदाधिकारी द्वारा अभिनिश्चित लगान। 1 लगान 2 सेस		(1) अधियोगी रयत कर हैसियत और कब्जे की अवधि। (2) लगान किस प्रकार नियत किया गया, आरोही (प्रोपोसिव हो तो विशिष्टियाँ) (3) कोई विशेष शर्त और अनुबंधत बात यदि हो।
		खेसरा संख्या	चौहत्ती				गैर नगदी लगान वाले हरेक प्लॉट के सामने बताए कि उस पर कब्जा कैसे है	बचत/रस्त उचित लगान यदि हो 1 लगान 2 सेस	
		1	2				3	4	
413	रसनी कान्त दास व हावु दास व मदन दास व मोहन दास पिता हरिमोहन दास 32 अंश अंश समान नब्बा श्रीमति सत्यभामा देवी परि हरि दास 1 अंश नब्बा श्रीमति सुजो देवी व रनेश्वरी देवी पिता हरि लाल 2 अंश अंश समान निवासी सिद्ध वार्ड 1	530		मकान पक्का एवं पक्का चहाएदिवाणी	0-15-00	दावल जमशेदपुर कोशोपरेडिव हाउस बिल्डिंग सोसाईटी राजेन्द्र नगर साकनी जमशेदपुर			
	सममान नब्बा श्रीमति सत्यभामा देवी परि हरि दास 1 अंश नब्बा श्रीमति सुजो देवी व रनेश्वरी देवी पिता हरि लाल 2 अंश अंश समान निवासी सिद्ध वार्ड 1	532		मकान पक्का एवं पक्का चहाएदिवाणी	0-05-20	दावल जमशेदपुर कोशोपरेडिव हाउस बिल्डिंग सोसाईटी राजेन्द्र नगर साकनी जमशेदपुर			
	सुजो देवी व रनेश्वरी देवी पिता हरि लाल 2 अंश अंश समान निवासी सिद्ध वार्ड 1	576		मकान पक्का एवं पक्का चहाएदिवाणी	0-04-60	दावल जमशेदपुर कोशोपरेडिव हाउस बिल्डिंग सोसाईटी राजेन्द्र नगर साकनी जमशेदपुर			
	निवासी सिद्ध वार्ड 1	583		मकान पक्का एवं पक्का चहाएदिवाणी	0-18-40	दावल जमशेदपुर कोशोपरेडिव हाउस बिल्डिंग सोसाईटी राजेन्द्र नगर साकनी जमशेदपुर			

NO. 274 S. G. 1984



अधेदक की तारीख	की अधिगत सख्या सूचित करने की निश्चित तारीख	देने की तारीख	प्रतिलिपि तैयार थी	देने की तारीख
Date of Application for the copy	Date fixed for notifying the requisite number of stamps and folios	Date of delivery of the requisite stamp & folios	Date on which the copy was ready for delivery	Date of making over the copy to the applicant

FOLIO NOT AVAILABLE

स्वामी प्रतिलिपि अंतिम प्रकाशित खतियान के खेररा संख्या

खत नं० 413, वार्ड सं० 1, जमशेदपुर अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम।

गँव, मोहल्ला पट्टी

परगना

शान सं०

स्वाम्याधारी का नाम और उसकी खेद संख्या  
शान सं० पू-स्वामी का नाम और उसका खेद संख्या यदि हो

खतियान की क्रम सं०	अभिधारी का नाम पिता का नाम जाति और निवास	खेत		भूमी का स्वरूप	रकबा सं० आर० सं०	अभ्युक्ति	गैर नामी लगान वाले हरेक प्लॉट के सामने बताए कि उस पर कब्जा कैसे है	स्वाम्याधारी का नाम और उसकी खेद संख्या
		खेररा संख्या	चौहद्दी					
5 219 413	रजनीकांत 516	3	4	5	6	7	8	9
			-2-		0.07.00	दरवाना जमशेदपुर कोओपरेटिव इण्डिया लिमिटेड द्वारा साकेत नगर साकरी जमशेदपुर	राजस्व पदाधिकारी द्वारा अभिलिखित लगान 1 लगान 2 सेस	(1) अधिवासी रेल कर हस्तियत और कब्जे की अवधि। (2) लगान किस प्रकार निवृत किया गया, आरोही (प्रपोसिब हो तो विशिष्टियाँ) (3) कोई विशेष शर्त और अनुबंध बात यदि हो।
		588		मकान परकाम संकलन चहादिवा	0.04.70	दरवाना जमशेदपुर कोओपरेटिव इण्डिया लिमिटेड द्वारा साकेत नगर साकरी जमशेदपुर	1 लगान 2 सेस	
		589		मकान परकाम संकलन चहादिवा	0.56.00	दरवाना जमशेदपुर कोओपरेटिव इण्डिया लिमिटेड द्वारा साकेत नगर साकरी जमशेदपुर	1 लगान 2 सेस	
		3343		मकान परकाम संकलन चहादिवा	0.00.20	दरवाना जमशेदपुर कोओपरेटिव इण्डिया लिमिटेड द्वारा साकेत नगर साकरी जमशेदपुर	1 लगान 2 सेस	
		6		मकान परकाम संकलन चहादिवा	0.02.50	दरवाना जमशेदपुर कोओपरेटिव इण्डिया लिमिटेड द्वारा साकेत नगर साकरी जमशेदपुर	1 लगान 2 सेस	
		C		मकान परकाम संकलन चहादिवा	0.01.70	दरवाना जमशेदपुर कोओपरेटिव इण्डिया लिमिटेड द्वारा साकेत नगर साकरी जमशेदपुर	1 लगान 2 सेस	



आवेदक की तारीख	आवेदक का प्रान्त/राज्य
Date of Application	State of the applicant
की प्रतिलिपि तैयार करने की तिथि	Date on which the copy was ready for delivery
Date fixed for notifying the requisite number of stamps and folios	Date of making over the copy to the applicant

FOLIO NOT AVAILABLE

रजिस्ट्री प्रमाणित प्रकाशित खतियान के खेसरा संख्या

खतिया नं० 413

गाई सं० / परगना

मोहल्ला पट्टी

जमशेदपुर अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम।

तोजी सं०

शेखर

अभिधारी की संख्या	अभिधारी का नाम पिता का नाम जाति और विवास	खेसरा संख्या	खेत		मूली का स्वरूप	रकबा हे० आर० सं०	अभ्यांकि	भर नगदी लगान काल हरेक प्लॉट के सामने बताए कि उस पर काला कैसे हे		(1) अधिचारी रेयत कर हैसियत और कब्जे की अवधि। (2) लगान किस प्रकार नियत किया गया, आगेही (जोयसिव हो तो विशिष्टियां) (3) कोई विशेष शर्त और अनुबंध बात यदि हो।
			तारही	खेसरा संख्या				राजस्व पदाधिकारी द्वारा अभिनिश्चित लगान। 1 लगान 2 संस	बन्दीबस्त उचित लगान यदि हो 1 लगान 2 संस	
413	रजनी/बाबन दास	2	3	1	5	0	8	9	10	
						0.00.60				
						0.00.40				
						0.01.50				
		8				1.17.80				
		प्रतिलिपिक				तुलना किया				

21/12/91

उनीस सय  
एक सय पचास  
प्रधान सय

Certified to be True Copy  
22/5/18

Head Clerk to the Settlement Office  
18 of the  
1877

24 Dec 1995  
8.7700.4976

**Transaction Success!**

Name	TheJamshedpurCoOperativeHousingSocietyLtdRepByAshokKumarGupta
Token No / Depositor ID	20210000001180
Amount	1200
Transaction ID	e4ea968bab896b8a9018
GRN	2104031052
CIN	2662873132
Time	2021-01-27 09:52:59

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी




## Document Registration Summary 1

Date :-28-Jan-2021

- Government/Market Value: ₹9926400/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹0 /-

On Date 28-01-2021 Presented at District SRO - Jamshedpur

Signature of Presenter

  
District SRO - Jamshedpur

Receipt : 429263

Receipt Date : 28-01-2021

Presenter Name : -

SP

₹1200

Total

₹1200

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
SP	1200	1200	0	GRAS	TheJamshedpurCoOperativeHousingSocietyLtdRepByAshokKumarGupta	GRN Number : 2104031052 DEPT Transaction Id : e4ea968bab896b8a9018 Transaction Type :	1200
Sub Total	1200	1200	0				

Article : Cooperative Society Lease Number of Pages : 80

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



**OFFICE OF THE SUB REGISTRAR**

**Office Name :- District SRO - Jamshedpur**

**District Name :- EastSinghbhum**

**State Name :- Jharkhand**

**Deed Endorsement**

Token No :- **20210000001180**

<b>Deed Type</b>	Cooperative Society Lease
<b>Number of Pages</b>	80
<b>Fee Details</b>	SP :- Rs. 1200,
<b>Property No.</b>	1
<b>Valuation Details</b>	Value :- Rs.9926400/- , Transaction Amount :- Rs.0/-
<b>Property Details</b>	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Sonari Location :- Other Road, Sonari Property Boundaries :- East: PLOT NO MIG 30, West: PLOT NO MIG 28, South: ROAD, North: PLOT NO. MIG 32 Volume Number - 2Page Number - 122SAF Number - SAF616198171120041030Khata Number - 413Plot Number - 530,532,576,583,586,588,589 Area Of Land :- 0.00 Decimal 2400.00 Square Feet

Sh./Smt.**THE JAMSHEDPUR CO OPERATIVE HOUSING SOCIETY LTD**  
**REP BY ASHOK KUMAR GUPTA** s/o/d/o/w/o **LATE R P GUPTA** has  
presented the document for registration in this office  
today dated :- **28-Jan-2021** Day :- **Thursday** Time :- **16:28:36 PM**






**THE JAMSHEDPUR CO  
OPERATIVE HOUSING  
SOCIETY LTD REP BY ASHOK  
KUMAR GUPTA(Individual)**







Party Name	Document Type	Document Number
------------	---------------	-----------------

THE JAMSHEDPUR CO OPERATIVE HOUSING SOCIETY LTD REP BY ASHOK  
KUMAR GUPTA

PAN/UID




816335797189

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>THE JAMSHEDPUR CO OPERATIVE HOUSING SOCIETY LTD REP BY ASHOK KUMAR GUPTA Address1 - 40, RAJENDRA NAGAR, SAKCHI, P.S- SAKCHI, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-</b>	Yes	Ashok Kumar Gupta <b>Address:- 40, gupta palace, , rajendra nagar colony, sakchi, jamshedpur, Kalimali, , East Singhbhum, 831001, , Jharkhand, India</b>		LESSOR Age:69			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>THE JAMSHEDPUR CO OPERATIVE HOUSING SOCIETY LTD</b> <b>REP BY S K PANDEY</b> <b>Address1 - A-1/13, ANAND VIHAR, GHORABANDHA, TELCO, JAMSHEDPUR,</b> <b>Address2 - , , Jharkhand</b> <b>PAN No.:</b> <b>,Permission Case No.-</b>	Yes	<b>Sri Krishna Pandey</b> <b>Address:- A1/13, ANAND VIHAR, , GHORABANDHA ROAD, PO-TELCO WORKS THANA-GOVINDPUR, telco jamshedpur, , Purbi Singhbhum, 831004, , Jharkhand, India</b>		LESSOR Age:80			
3	<b>SUDHIR AGARWAL</b> <b>Address1 - 19, SARITA VIHAR, SONARI, TOWN-JAMSHEDPUR,</b> <b>Address2 - , , Jharkhand</b> <b>PAN No.:</b> <b>,Permission Case No.-</b>	Yes	<b>Sudhir Agarwal</b> <b>Address:- 19, , SARITA VIHAR,SONARI, PO-SONARI, JAMSHEDPUR, , Purbi Singhbhum, 831011, , Jharkhand, India</b>		LESSEE Age:46			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
-------	------------------------	-------	-------------	-----------

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>ANANT KUMAR KARAK</b> S/o-D/o <b>ISHWAR CHANDRA KARAK</b> <b>Address1 - JANTA MARKET CHHOTA GOVINDPUR, P.S- GOVINDPUR, JAMSHEDPUR, Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>RAJESH KUMAR</b> <b>Address1 - H.NO-25, K D FLAT, KADMA, P.S- KADMA, JAMSHEDPUR,</b> <b>Address2 -</b> , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( THE JAMSHEDPUR CO OPERATIVE HOUSING SOCIETY LTD REP BY ASHOK KUMAR GUPTA , THE JAMSHEDPUR CO OPERATIVE HOUSING SOCIETY LTD REP BY S K PANDEY), has/have admitted the execution before me. He/ She/ They has / have been identified by (ANANT KUMAR KARAK) Son/Daughter/Wife of (ISHWAR CHANDRA KARAK) resident of (JANTA MARKET CHHOTA GOVINDPUR, P.S- GOVINDPUR, JAMSHEDPUR) and by occupation (Service).

Signature of Registering Officer

Date:- 28-Jan-2021

Seal and Signature of Registering Officer





## Pre Registration Docket

Date :- 28-01-2021 03:55 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 20210000001180

Appoinment :- 28-Jan-2021 Time:- 15:10

Article	Cooperative Society Lease
Pre Registration Date	05-Jan-2021
No. Of Pages	40
Stamp Duty	0
Paid Stamp Duty	0
Total Fees	₹ 1,200.

Property Id: **450805**

<b>Valuation No. :</b> 599657 / 2021	<b>:-</b> 2020-2021	<b>User Id :</b> 3272	<b>Date :</b> 28-January-2021 15:07:PM
<b>State :</b> Jharkhand	<b>District :</b> EastSinghbhum		<b>Tahsil :</b> Jamshedpur
<b>Land Type :</b> Urban	<b>Corporation :</b> Jamshedpur(NAC)		<b>Village/City :</b> Sonari
<b>Sonari - Other Road</b>			-
<b>Volume Number - 2</b>			
<b>Page Number - 122</b>			
<b>SAF Number - SAF616198171120041030</b>			
<b>Khata Number - 413</b>			
<b>Plot Number - 530,532,576,583,586,588,589</b>			
<b>Construction Type :PUCCA</b>			
<b>Property Rates</b>			
<b>Residential construction (N)</b>			
₹4136/- Square Feet			
<b>Valuation Rule : Residential Construction</b>			
<b>Property Details</b>			
1	Land area	0 Decimal	
2	Area of Constructed Property	2400 Square Feet	
3	Have Depreciation certificate	No	
4	Age	0 to 10 Years	
5	Certificate number		
6	Residential Usage Type	House	
7	GST NUMBER		
8	Builder Name		
9	Builder Address		
<b>Calculation Details</b>			

Sr.No.	Description	Calculation	Total
1	Constructed Property Valuation	1. 2400 x 4136=9926400	₹99,26,400/-
<b>A</b>	<b>Total</b>		<b>₹99,26,400/-</b>
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			<b>₹99,26,400/-</b>
<b>Total Amount in Words : Ninety Nine Lakhs Twenty Six Thousands Four Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO MIG 30, West: PLOT NO MIG 28, South: ROAD, North: PLOT NO. MIG 32
Area	Land area : 0.00 Decimal, Area of Constructed Property : 2400.00 Square Feet, Have Depreciation certificate : No , Age : 0 to 10 Years , Certificate number : , Residential Usage Type : House , GST NUMBER : , Builder Name : , Builder Address :
Other Description of the Property	Pin Code - 831011
Government/Market Value	9926400
Transaction Amount	-

LESSEE	<b>-Mr. SUDHIR AGARWAL, Address - 19, SARITA VIHAR, SONARI, TOWN-JAMSHEDPUR- ,Father/Husband Name LATE K M AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****7597</b>
LESSOR	<b>-Mr. THE JAMSHEDPUR CO OPERATIVE HOUSING SOCIETY LTD REP BY ASHOK KUMAR GUPTA, Address - 40, RAJENDRA NAGAR, SAKCHI, P.S- SAKCHI, JAMSHEDPUR- ,Father/Husband Name LATE R P GUPTA , PAN No.- ,Permission Case No.- , Aadhaar No. *****7189</b>
	<b>-Mr. THE JAMSHEDPUR CO OPERATIVE HOUSING SOCIETY LTD REP BY S K PANDEY, Address - A-1/13, ANAND VIHAR, GHORABANDHA, TELCO, JAMSHEDPUR- ,Father/Husband Name LATE U N PANDEY , PAN No.- ,Permission Case No.- , Aadhaar No. *****8142</b>

Witness Information	<b>Mr. RAJESH KUMAR , Address - H.NO-25, K D FLAT, KADMA, P.S- KADMA, JAMSHEDPUR- , Father/Husband Name-CHANDRIKA PRASAD</b>
---------------------	--

Identifier Details	<b>Mr. ANANT KUMAR KARAK , Address - JANTA MARKET CHHOTA GOVINDPUR, P.S- GOVINDPUR, JAMSHEDPUR- , Father/Husband Name-ISHWAR CHANDRA KARAK</b>
--------------------	--

Property Id:45180
<b>Fee Rule:COPRATIVE SOCIETY</b>

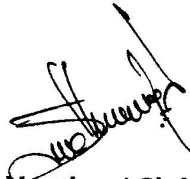
1	SP	1,200
<b>Total</b>		<b>1,200</b>
<b>Fee Rule: COPRATIVE SOCIETY</b>		
<b>Total</b>		<b>0</b>

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.

S.K.Suman

Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

January 5, 2021

भाग वर्तमान	4	पृष्ठ संख्या	43
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम
मौजा का नाम	सोनारी	होलिंग संख्या	10/अन्दर
		अंचल का नाम	तौजी संख्या
		जमशेदपुर	0
		हलका का नाम	हलका-6
		धाना नम्बर	1156
		इस्टेट का नाम	खाता का प्रकार
			-----
M/S जमशेदपुर सहकारिता गृह निर्माण समिति लि0, अज्ञात- जाति-			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
10	337	0 ऐ 41 डि 55 हे	नामांतरण मुकदमा संख्या 25/1991-92 दिनांक 19-6-1991 के अनुसार दर्ज किया गया है
	कुल परिमाण	0 ऐ 41 डि 55 हे	लगान
			सेस
			190 275.5
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक
		लागत बकाया	लागत चालू साल
		रोड सेस बकाया	रोड सेस चालू साल
		शिक्षा सेस बकाया	शिक्षा सेस चालू साल
		स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल
		कृषि सेस बकाया	कृषि सेस चालू साल
06/09/2007	1287636	2003-04	2007-08
		570	190
		142.5	47.5
		285	95
		285	95
		114	38
08-26-2019	0580896133	1991-1992	2019-2020
		5320	190
		1330	47.5
		2660	95
		2660	95
		1064	38

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

नक्शा देखें



online  
जांच

4/21

*(Signature)*



झारखंड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख



रेयत का नाम, अभिभावक का नाम, रिश्ता

गैरु दास, पिता-गोपाल दास, जाति-वैष्णव, निवासी-निजग्राम मु. स. न.- 402/1937-38 मु.- 85/2/1- धारा चार्य खजाना 35-0-1 पाई सन 1346 से 1350 सन 25-0-6 पाई आवाज दिया सन 1351 साल से 1355 तक 33-6-0 अदा दिया जाएगा। सन 1356 मे सम्पूर्ण खजाना 35/7-9 अदा दिया जाएगा। खजाना खजाना बनाम गौर दादा सिंह

जिला का नाम	पूर्वी सिंहभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-6	मौजा का नाम	सोनारी	खाता का प्रकार	रैयती
खेवट नम्बर	खाता नम्बर 10			थाना का नाम	घाटशिला	थाना नम्बर	1156		

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
	10	? धानी हरि दास ? हरि दास	दौन-02 3	0 एकड़	42 डिसमील	महुआ 1 बैर 1					1- कायमी
	154	? लखिनारायण सरदार ? धानी मनसा राम मंडल	दौन-03 0	0 एकड़	22 डिसमील						1- कायमी
	332	? धानी हरिदास ? धानी लखि नारायण धानी	दौन-01 10	0 एकड़	84 डिसमील	कुल/1. केन्द्र/1					1- कायमी
	340	? घा0 पलार्त दास ? धा0 हरि दास	दौन-02 1	0 एकड़	64 डिसमील						1- कायमी
10	440	? वस्तुघर नीज ? आडा नीज	वास्तुघर/1.आगन/1 0	0 एकड़	3 डिसमील		0	0	0		1- कायमी
	441	? वस्तुघर नीज ? गोडा नीज	गोडा-01 1	0 एकड़	10 डिसमील						1- कायमी
	442	? वेडा नीज ? आर्बन बोलक	गोडा-02 1	0 एकड़	10 डिसमील						1- कायमी
	336	? धानी नीज ? धानी निसम महतो	दौन-03 4	0 एकड़	23 डिसमील						1- कायमी
	337	? वाध ? धानी नीज	दौन-02 34	2 एकड़	90 डिसमील						1- कायमी
खाता मे कुल प्लोट संख्या			9	खाता का कुल मिजान (खतियान के अनुसार)		5 48	खाता का कुल लगान			0 0 0	

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

1/5/2021

*Online*  
संख्या

*[Signature]*

Token No.: 20210000001180

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This Cooperative Society Lease was presented before the registering officer on date 28-Jan-2021 by THE JAMSHEDPUR CO OPERATIVE HOUSING SOCIETY LTD REP BY ASHOK KUMAR GUPTA, S/O, D/O, W/O LATE R P GUPTA resident of 40, RAJENDRA NAGAR, SAKCHI, P.S- SAKCHI, JAMSHEDPUR ..

This deed was registered as Document No:- 2021/JSR/499/BK1/462 in Book No :- BK1, Volume No :- 87 from Page No :- 1 to 80 at, office of District SRO - Jamshedpur

Date:- 28-Jan-2021

Registering Officer