

Handwritten text at the top of the page, possibly a title or reference number.

20/09

Handwritten notes and signatures in the upper left quadrant.

Vertical handwritten text on the left side, possibly a date or reference.

Signature and stamp of A. K. Mukherjee, Chairman of Urban Sahakari Griha Nirman Samity Ltd, Jamshedpur.



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M/s. Urban Sahakari Griha Nirman Samity Limited  
Jamshedpur  
REGISTRATION NO. 27 JAM '85

THIS INDENTURE OF LEASE is made and executed on this the 9th day of 10/1985 at Jamshedpur BETWEEN: M/s. Urban Sahakari Griha Nirman Samity Limited, a House Building Society registered under the Bihar and Orissa Co-operative Societies Act being Registration No 27 JAM having its office at Flat No. A/B, Alakananda Complex, Kunj Nagar, Sonari in town Jamshedpur, District East Singhbhum, represented through its Chairman Ashish Kumar Mukherjee S/o Bijoy Gopal Mukherjee of TS/C-58, Nilidh Flat. P. S. Golmuri, Jamshedpur represented through his Constituted attorney Sri G. D. Mukherjee son of Late B. N. Mukherjee, residing at Road No 3, L4 7 Agrico Area P. S. Sidhgora vide Attorney No. 14602 of 17.11.85 which was Registered Dist Sub Registry, Jamshedpur hereinafter referred to as the "Society" (Which expression shall unless excluded by or repugnant to the context includes its legal representative, Administrator successor in interest and assign of the said Society) of the One part as LESSOR

AND

Mr. B. K. Prasad son of Mr. B. K. Prasad resident of Kedar Bagam Sankarai Dimna Road P. S. town Jamshedpur, District East/West Singhbhum a member of the above named Society being membership No. 454/97 dated 3.8.85 hereinafter called the LESSEE (which expression shall mean and include his/hers legal representative, executors, nominees and successor) subject to the by-laws of the Society of the other part.

WHEREAS in the ordinary course of business to acquire, develop and provide land to its members for constructing their residential houses there on the above named Society has acquired land together with Talaw, trees etc. by way of purchase vide Sale Deed No. 6697 dated 19.6.86 situated at Mouza Dimna within P. S. Mango, (now M. G. M. College Dimna) Jamshedpur; Dist Singhbhum under ward No. 9, measuring a total area of 35 bighas, 11 Kathas and 15 Dhais which site has been named by the Lessor Society as "Chanerawati Nagar"

AND WHEREAS the above named Lessor Society got a total layout of the aforesaid land and has demarcated the aforesaid land in several plots duly approved by the Lessor Society

AND WHEREAS the said plots were allotted by formal letter of allotment to bonafide member of the Society who have paid the cost of such plot as per the rules and bye laws of Society and as per approval of the Lessor Society.

AND WHEREAS it is necessary to allot and hand over possession of the plots with formal registered deed of lease in favour of each allottee member of the Society who have made full payment towards the costs and development charges of the plot as per rate decided by the Lessor Society.

AND WHEREAS the Lessee above named as a shareholder is a constituent member of the Lessor Society being Membership No. UGS/454/97 in the Register of Member maintained by the Lessor Society in its regular course of business and under the rules of the Society the Lessee has become entitled for allotment of a plot as a Lessee under the Society for the purpose of facilitating construction of residential house thereon by the Lessee.

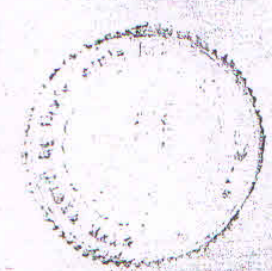
AND now it has become necessary for the Lessor Society to grant to the aforesaid Lessee a Lease of a plot measuring 10 x 80 = 800 sq. ft. being Lessor's Plot No. 2 situated in Mouza Dimna within P. S. Mango, more fully described in the schedule "A" below and delineated in the maps in green colour annexed herewith being apart of this Deed for construction of his residential house thereon by the Lessee.

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15/5/92  
15/5/92  
15/5/92

A.K. Mulkraj  
Chairman, 3/5/92  
Urban Sakshari Club  
Nirman Society Ltd.  
Jammu



Bhoojeshal  
4/5/92

AND NOW THIS DEED WITNESS AS UNDER:-

1. That in consideration of a sum of Rs 49,400/-  
(Rupees Forty nine thousand four hundred) only already paid by the Lessee member above named to the aforesaid Lessor Society the receipt of which the aforesaid Lessor Society hereby acknowledges, the Lessor Society herein transfers and convey in the Lessee number 111/11111 son of/wife of Mr. Dharamdas Prasad of the strength of him/her membership No. .... Plot No. .... as described in the schedule below free from encumbrances as delineated in the map attached herewith marked in green colour as Annexure being part of this Lease deed with all right, interest and easement existing now or accruing thereafter for the purpose of construction on it his/her residential house as per approved plan of the Lessor Society and for enjoyment of the same with right of ownership subject to the covenants herein under entered between the Lessor Society and Lessee member above named.
2. That the Society has delivered vacant possession of the land being plot No. 2 described in the schedule to this lease and the Lessor shall do all that is necessary in law for peacefully possessing the aforesaid piece of the land by the Lessee and the Lessee shall hold and enjoy the said piece of land as described in the schedule for a term of 90 years commencing on the 5th day of May, 1997 subject to renewal or further modification of this deed of Lease as per bye laws of the Society enforceable from time to time in this regard.
3. That the Lessor Society at the cost of the member including the aforesaid Lessee within the price paid or further to be paid hereafter constructs road, lanes, drains, water pipe lines, electricity and sewerage and shall also provide and arrange for maintenance from time to time to which the Society consider necessary for the common benefits and comforts of its members.
4. That the Lessee shall pay annual rent of Rs 60/- (Rupees Sixty only) only payable in advance on the 15th day of February of each year without any deduction.
5. That the Lessee for his heirs, successors and permitted assigns respectively with the consent that the obligation may continue throughout the term of lease herein created hereby agrees with the Lessor Society as follows:-
  - a) To pay the reserve rent on the day and in the manner aforesaid and in case of default but without prejudice to the right of re-entry hereinafter contained to pay interest at the rate of 12% per annum the date of default to the date of payment.
  - b) To pay to the Society along with the aforesaid rent during the continuation of his lease a further sum of money as may be assessed by the Society for further development work which will be proportionate to the amount expended by the society on the demised plot herein described in the schedule 'A' below. Such further contribution as may be assessed by said society and be approved by the executive committee of the society shall be final and conclusive as between the parties, hereto.
  - c) To bear, pay all rents, taxes, assessment or imposition or outgoing imposed or to be imposed by any Notified Area committee or other Statutory body upon the demised plot as described in the schedule 'A' and the buildings constructed thereon.
  - d) To pay every month regularly either to the Society or to Authority concerned, the

Bhoojeshal



*[Handwritten notes]*

*A.K. Mukherjee*  
Chairman  
Urban Sahakar Griha  
Nirman Samity Ltd.  
Jamshedpur



*Bhadrachand*  
9-5-97

electric and water charges for supply of electricity and water to the premises built over the aforesaid plot described in the schedule 'A' within 30 days from the date of presentation of bill thereof failing which the Lessor society shall not be responsible for disconnection of the electric line on the building constructed over the demised plot by the lessee.

e) To observe all the rules and regulations of the Lessor Society as per the bye-laws for the time being in force in all matters for the purpose of occupying the aforesaid plot and for construction of residential house thereon and to hold and enjoy the same with his/her right of ownership on the basis of this lease and in the matter of transferring the plot and residential house thereon or any part thereof and or surrender any part or whole of the same.

6. That except in the case of house building loan taken from any nationalised Bank of Life Insurance Corporation either as a staff or otherwise or from any other Government recognised agency, body, society and from the employer of the lessee either for the purpose of cost towards plot or towards the construction of the residential house thereon, the lessee shall not charge, encumber or otherwise transfer the plot or building thereon or both or any part thereof to any person except to his heirs and successors without the previous permission in writing from the Society.

7. That in the event the Lessee member desires to sell his residential house on the plot the Lessee, shall be entitled to negotiate such sale with the person of his choice but such person shall be a member of the Society.

8. That in case of sale of the building & the plot thereof as described in the Schedule A above for non payment of the house building loan by the lessee the lessor society shall have the right of pre-emption over the property which have been charged, encumbered or mortgaged to seek the repayment of loan by the Lessee.

(Full particular of the plot allotted)  
District Singhbhum within Qa'adana Dhalbhum P.S. Mango Jaushedpur under ward No 9 within Mouza Dimna under Thana No. 1643 lessor Society Plot No. *4000* being one number of plot measuring area *4000 sq ft* which is part and parcel of the land acquired by the Lessor Society and delineated and showing in green colour in the map annexed herewith bounded by:-  
North: *Society's Plot No - 3*  
South: *Society's Plot No - 1*  
East: *Alley*  
West: *Society's Road*

In witness whereof the parties to this Deed namely M/s. Urban Sahakari Griha Nirman Samity Limited Jamshedpur and the Lessee member above named namely *Mr. Bhadrachand* son of *Mr. Bhadrachand* have set their hands on this deed the *9-5-97* day of *May* 1997.

COMMON SEAL  
*A.K. Mukherjee*  
9/5/97

SIGNATURE IN FULL  
OF THE CHAIRMAN OF SOCIETY

SIGNATURE IN FULL  
OF THE LESSEE MEMBER  
Witness  
*1. Anurag...*  
*2. ...*  
9-5-97



SIGNATURE IN FULL  
ON THE HONY. SECRETARY  
OF THE SOCIETY.

*[Handwritten signature]*  
9/5/97

*Drafted by*  
*[Signature]*  
9/5/97

*Bhadrachand*



# राजस्व, निबंधन एवं भूमि सुधार विभाग

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## पंजी ॥ विवरण

### विवरण

भाग वर्तमान	: 31	पृष्ठ संख्या	: 8
जिला का नाम	: पूर्वी सिंहभूम	अनुमंडल नाम	: धालभूम
अंचल का नाम	: मानगो	हलका का नाम	: हल्का-2
मौजा का नाम	: वार्ड नं.-9 अ.क्षे.मानगो	होलिंग संख्या	: 271/139/261/272/137/136/294/293/134/141
थाना नाम	: घाटशिला	थाना नंबर	: 16412
तौजी संख्या	: 0	इस्टेट का नाम	: झारखण्ड
खाता का प्रकार	: रैयती		
रैयत का नाम	: क्रम सं.	रैयत का नाम	जाति निवासी

1. मेसर्स अर्बन सहकारी गृह निर्माण समिती लिमिटेड जमशे अज्ञात - अज्ञात

## प्लोट का विवरण

खाता नंबर	प्लोट संख्या	रकबा
134	1687	0 एकड़ 36.3 डिसमील 0 हेक्टर
136	1508	0 एकड़ 16.83 डिसमील 0 हेक्टर
	1518	0 एकड़ 16.83 डिसमील 0 हेक्टर
137	1493	0 एकड़ 25.65 डिसमील 0 हेक्टर
	1480	0 एकड़ 56.51 डिसमील 0 हेक्टर
	1475	0 एकड़ 18.72 डिसमील 0 हेक्टर
	1477	0 एकड़ 5.36 डिसमील 0 हेक्टर

2021

Rajaswa Nibandh Evam Bhumi Sudhar Vibhag

कुल परिमान

10 एकड़ 75.238 डिसमील 0 हेक्टर

## लगान का विवरण

लगान	रोड सेस	शिक्षा सेस	स्वास्थ्य सेस	कृषि सेस	कुल
9708.60	2427.15	4854.30	4854.30	1941.72	23786.07

बकाया देखें

पिछली भुगतान देखें

पुनः खोज करें

BrodraShel





# राजस्व, निबंधन एवं भूमि सुधार विभाग

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पंजी ॥ विवरण

विवरण

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खाता का प्रकार	: रैयती		
रैयत का नाम	: क्रम सं.	रैयत का नाम	जाति निवासी
	1.	मेसर्स अर्बन सहकारी गृह निर्माण समिती लिमिटेड जमशे	अज्ञात - अज्ञात

Payment Success

Payment Success



PAYMENT WAS SUCCESSFUL

DATE : 24, January 2021

REFERENCE NO : LR0000937570154

AMOUNT : 142716.42

Bneprshd