



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9531c5e60acf19042c14

Receipt Date : 23-Feb-2021 05:27:38 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20210000024549

Office Name : District SRO - Jamshedpur

Document Type : Rectification

Payee Name : RANJU SHARMA (Vendee)

GRN Number : 2104594605

11/18/21



:- For Office Use :-

Defence
वर्तमान
Anil

2021/24549
23-02-21



2021/JSR/1046/BK1/961

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

किसी प्रकार का इस रसीद के माध्यम से पूर्व में सेवा नहीं प्रोवाह हुआ

(Signature)



Mukherjee
23.2.21
PS
m-g-m

stam
50



// 1 //

All
23/2/21

DEED OF RECTIFICATION

भारतीय गणराज्य: भारतीय गणराज्य-अभिव्यक्ति
संविधान, 1950 का अनुच्छेद 1899
क. सं. 2021, at Jamshedpur, BY :
संविधान-संशोधन (सं. संविधान-संशोधन)
संविधान-संशोधन (सं. संविधान-संशोधन)

M/S. URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED,
House Building Society, registered under the Bihar and
Orissa Co-operative Societies Act, being Registration No.27,
JAM, having its office at present Alakananda Complex, 'C'
Block Ground Floor, Kunjnagar, Sonari, P.S. & P.O. Sonari,
Town Jamshedpur, Dist. East Singhbhum, State of
Jharkhand - 831011, represented through its Chairman -
ASHIS KUMAR MUKHERJEE (Aadhaar No.5868 7977 2792;
PAN-ABSPM0046K) S/o. Late B. G. Mukherjee, by faith
Hindu, by Caste Brahmin, by Nationality Indian, by
Occupation Retired, resident of Flat No.4B/AE37, Street
No.70, Action Area -1, New Town, P.O. & P.S. New Town, in
the District of North 24 Pargana, Pin - 7000156 and also
resident of 42, Geetanjali Enclave, N - Road, Bistpur, P.O. &
P.S. Bistupur, Town Jamshedpur, Dist. East Singhbhum,
State of Jharkhand represented to its Attorney - SRI ARUN
KUMAR MUKHERJEE (Aadhaar No.6201 4918 3195; PAN
No.BUXPM1105N); S/o. Sri B. N. Mukerjee, by faith Hindu,
by Caste Brahmin, by Nationality Indian, by Occupation
Service, resident of 4/1, Sheetal Chhaya Apartment, Post

Fee 2000

E - 2000

23/2/2021
दस्तावेज जांचा

A. M. Chatterjee
23.2.21
// 2 //

Office Road, Das Bastee, Sonari, Near Sai Baba Mandir, P.O. & P.S. Sonari, Town Jamshedpur, Dist. East Singhbhum, State of Jharkhand, Vide General Power of Attorney No.IV-249/20, dated : 19.02.2020 registered at Additional Registrar of Assurance-II, Kolkata hereinafter referred to as the "Society" (which expression shall unless excluded by or repugnant to the context include its legal representatives, administrators, successors-in-interest and assigns of the said Society) hereinafter called the first party/lessor of the one part.

AND

MRS. RANJU SHARMA W/O. Mr. Ashok Kumar, by faith Hindu, by Caste Bhumihaar, by Occupation Household affairs, by Nationality Indian, resident of Qr. No.L4/34, Old Cable Town, Sefali Road, Golmuri, P.O. & P.S. Golmuri, Dist. East Singhbhum, State of Jharkhand, a member of the above named Society being Membership No.UGS/869/2020, hereinafter called the Second Party/lessee (which expression shall unless excluded by or repugnant to the context include its legal representatives, administrators, successors-in-interest and assigns) of the OTHER PART.

(Aadhaar No.4704 4060 0310; PAN - CSQPS5873R;

Sumit
23.2.24
// 3 //

NATURE OF DEED : DEED OF RECTIFICATION
OF LEASE DEED Vide Deed
No.2021/JSR/889/BK1/820
Dtd. 15.02.2021 registered at
District Sub – Registry office
Jamshedpur.

PARTICULAR OF RECTIFICATION REQUIRED TO BE MADE :-

In Registered Lease Deed No. 2021/JSR/889/BK1/820 dtd. 15.02.2021 as referred above, executed by the first party/ lesser in favour of the Second Party/Lessee, page no.5, para no.2, line no.6 term of 30 years commencing on the 15th day of February, 2021 is a typographical mistake and which should be read as 90 years commencing on the date of 15th day of February, 2021 instead of 30 years as mentioned para no.2 and line no.6, in page 5 as mentioned in the aforesaid Principal Lease Deed No.2021/JSR/889/BK1/820,dtd. 15.02.2021. The rest description of the said Principal Lease Deed are correct.

That the correct paragraph in page No.5,in line No 6 is mentioned herein below.

As per charges
23.2.21

// 4 //

That this Deed of Rectification should be treated as a part of the Principal Lease Deed.

That this Deed Of Rectification is executed by the First Party/Lesser as future record and reference, so that no person or persons may hereafter be able to dispute the fact stated above by the First Party/Lesser.

The rest material of the Principal Lease Deed has not been changed by this Deed of Rectification.

CORRECT PARAGRAPH

In page No 5, Para No 2

Para No-2:- That the Society has delivered vacant possession of the land being Society's Plot No.87 described in the schedule to this lease and the Lesser shall do all that is necessary in law for peacefully possessing the aforesaid piece of land by the Lease 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 15 day of February 2021 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.

A.K. Mumbhaja
23.2.21

// 5 //

IN WITNESS WHEREOF the first party/Lesser is executing this Deed of Rectification Lease Deed on this the date mentioned above.
Read over and explained the contents of this deed of Rectification to the Executants who admit the same to be true and correct.

WITNESSES :

1. Ashok kumar s/o *A.K. Choudhary* *22/02/2021*
Dadwar sharma
D.No 44-35 old cable, town, Sefali Rd
Gorumuri P.C Gorumuri Jaleshadpur
- 2.

A.K. Choudhary
S/o Lt. B.N. Choudhary
Sakchi Court
Jaleshadpur

TYPED BY :
Jsr. court.

Drafted by :
P. Shalamba
Advocate, Jsr.court.
23.2.21

Certified that the fingers print of left hand of Executant whose photographs is affixed in the document have been obtained by me.

P. Shalamba
Enix 2101/87
Advocate
23.2.21



Ashwini

23.2.21



Handwritten signature and date: 23.2.21



(RANJU SHARMA)

(LESSEE)

**Signature of LESSEE with
Photograph and fingerprints.**

रंजु शर्मा
23.2.21

Certified that the finger prints of the left hand of each person/s, whose photograph/s is/are affixed in this document, have been obtained by me or before me.

Handwritten signature

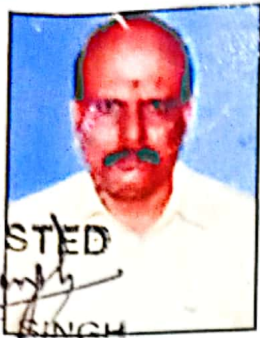
Ashwini

23.2.21

Enl. No. 419/87



PS
mg.m



ATTESTED
ASHIS KUMAR MUKHERJEE
ADVOCATE
ENR. NO.-1452/02

Ashis Kumar Mukherjee
15.2.2021



प्रमाणित किया जाता है कि सहायक निबंधक, गहरीगंज हाथीघाट, जमशेदपुर के पत्रांक.434..... दिनांक.11/12/2020 के आदेशानुसार निम्नलिखित स्थिति प्रदान की जा सकती है।

खाली जगह 136 लं
2 मंजूर जगह 1518
1515 लं 1516 मंजूर
जगह के हल की है
15/2/2021

Stamp duty remitted vide govt
of Bihar Bangalore 1991
निम्नलिखित स्थिति में
(विशेष स्वाम्य लेख), 1899 की अनुसूची
1 का खं. 20-35..... के अन्तर्गत
जमशेदपुर स्वाम्य-संघ (27 रजिस्ट्रार-गुवाहाटी
के अधिनस्थ स्वाम्य-संघ) अधिनस्थ है।

2021 JSR 1889 BKA 1820

LEASE DEED

URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED,
JAMSHEDPUR.

REGISTRATION NO.27 JAM'85.

THIS INDENTURE OF LEASE IS MADE AND EXECUTED ON THIS
THE 15th DAY OF FEBRUARY 2021 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 present Alakananda Complex, 'C' Block, Ground Floor, Kunjnagar, Sonari, P.S. Sonari, Town Jamshedpur, District East Singhbhum, represented through its Chairman- **ASHIS KUMR MUKHERJEE** (Aadhaar No.5868 7977 2792 ; PAN-ABSPM0046K) S/O . Late B. G. Mukherjee, by faith Hindu, by Caste Brahmin, by Nationality Indian, by Occupation Retired, resident of Flat No.4B/AE 37, Street No.70, Action Area-1, New Town, P.O. & P.S. New Town, in the District of North 24 Parganas, Pin-

Fee Exempted under
Exemption Noted
Table of Fee -

दस्तावेज की जांच

2021/7/168
15.02.21

A. Mukherjee
15.2.2021
2.

7000156 and also resident of 42, Geetanjali Enclave, N-Road, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, State Jharkhand, represented through its **Attorney- SRI ARUN KUMAR MUKHERJEE (Aadhaar No. 6201 4918 3195 ; PAN-BUXPM1105N ;)** S/O. Sri B. N. Mukherjee, by faith Hindu, by Nationality Indian, by Occupation Service, resident of 4/1, Sheetal Chhaya Apartment, Post Office Road, Das Baste, Sonari, Near Sai Baba Mandir, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, State Jharkhand, vide **General Power of Attorney No.IV-249/20, dated 19.02.2020** registered at Additional Registrar of Assurance-II, Kolkata hereinafter referred to as the '**Society**' (which expression shall unless excluded by or repugnant to the context include its legal representatives, administrators, successors-in-interest and assigns of the said Society) of the One Part as **LESSOR**;

A N D

MRS. RANJU SHARMA W/O Mr. Ashok Kumar, by faith Hindu, by Caste Bhumihar, by Occupation Household affairs, by Nationality Indian, resident of Qr. No.L4/34, Old Cable Town, Sefali Road, Golmuri, P.O. & P.S. Golmuri, Town Jamshedpur, District East Singhbhum, Jharkhand, a member of the above named **Society** being **Membership No.UGS/869/2020**, hereinafter called the **LESSEE** (which expression shall mean and include her heirs, legal representatives, executors, nominees and successors) subject to the by-laws of the Society of the OTHER PART ;

Aadhaar No. 4704 4060 0310 ; PAN- CSQPS5873R ;

Dr. M. M. M. M.
15.2.2021

3.

WHEREAS, in the ordinary course of business to acquire, develop and provide land to its members for constructing their residential houses thereon the above named Society has acquired land together with Talaw, trees etc. by way of purchase vide **Sale Deed 6697, dated 29.09.86** situated at **Mouza Dimna** within P.S. M.G.M. Mango, Thana No. 1643, Ward No.9 MNAC, Mango, Jamshedpur, District Singhbhum East, under Ward No.9, M.N.A.C. measuring a total area of **35 Bighas, 11 Kathas and 15 dhuls** which site has been named by the Lessor Society as "**Chandrawati Nagar**";

AND WHEREAS, the said plots were allotted to bonafide member of Society 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 a formal registered deed of lease in favour of each allottee member of the society who have made fully payment towards costs and development charges of the plot as per rate decided by the Lessor Society ;

AND WHEREAS, the Lessee above named as a share -holder is a constituent member of 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 ;

Ale Munchegia
15.2.2021

4.

AND now it has become necessary for the Lessor Society to grant to the aforesaid Lessee a Lease of a Plot measuring 50'X 80'ft. = 4000 Sq.ft. i.e. 9.174 Decimals, being Society's Plot No.87, recorded under Khata No.136, Plot No.1518 (Portion), and Under Khata No.271, Portion of Plot No.1515, 1516, situated in Mouza Dimna, within P.S. M.G.M. Mango, Thana No. 1643, Ward No.9 MNAC morefully described in the Schedule 'A' below and delineated in the maps in green colour annexed herewith being a part of this Deed for construction of his residential house thereon by the Lessee;

NOW THIS DEED WITNESSETH AS UNDER :-

1. That the original allottee had already paid the consideration amount to the Lessor Society. The Lessor Society has transferred the said plot to the present member. The Lessor Society herein transfers and conveys to the Lessee member- **MRS. RANJU SHARMA** S/O Mr. Dhirendra Nath Saw on the strength of **her** Membership **No.UGS/869/2020** of **Society's Plot No.87** as described in the schedule below free from all encumbrances as delineated in the map attached herewith marked in green colour as Annexure being part of this Lessee with all right, interest and easement existing now or accruing thereafter for the purpose of construction on it 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.

A. M. M. M.
15.2.2021

5.

2. That the Society has delivered vacant possession of the land being Society's **Plot No.87** 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 land by the Lease and the Lessee shall hold and enjoy the said piece of land as described in the schedule for a term of **30 years** commencing on the 15 day of February 2021 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 members 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.532/-** only payable in advance on the 15th day of February of each year without any deduction.

5. That the Lessee for **herself** and for **her** heirs, successors and permitted assigns respectively with the intent that the obligation may continue throughout the term of lease herein created hereby agrees with the Lessor Society as follows: -

Alumuchaya
15.2.2021

6.

- 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 18% per annum from the date of default to the date of payment.
- b) To pay to the Society along with the aforesaid rent during the continuation of her 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 the 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 impositions 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 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 falling which the Lessor Society shall not be responsible for disconnection of the electrical line on the building constructed over the demised plot by the Lessee.

A. N. M. Charya
15.2.2021

7.

e) To observe all the rules and regulations of the Lessor Society as per the bye-laws for the time being enforce in matters for the purpose of occupying the aforesaid plot and for construction of residential house thereon and to hold and enjoy the same with **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 nationalized Bank or Life Insurance Corporation either as a staff or otherwise or from any other Government recognized 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 **her** heirs and successors without the previous permission in writing from the Society.

7. That in the event the Lessee member desires to sell **her** residential house on the plot, the Lessee shall be entitled to negotiate such sale with the person of **her** choice, but such person shall be a member of the Society and before finalizing such transfer the Lessee shall give intimation of the same to the Lessor Society for the purpose of execution of fresh lease deed in this matter.

A. M. Charya
15.2.2021

8.

8. That in case of sale of the building and the plot thereof as described in the Schedule 'A' below 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.

SCHEDULE 'A'

District Singhbhum East, within Pargana Dhalbhum, P.S. Mango (M.G.M.), Jamshedpur, under Ward No.9 M.N.A.C. within **Mouza Dimna**, under P.S. M.G.M. Mango, Thana No. 1643, Ward No.9 MNAC, Lessor **Society's Plot No.87** being one number of **Plot measuring 50'X 80'ft. = 4000 Sq.ft. i.e. 9.174 Decimals**, being **Society's Plot No.87**, recorded under **Khata No.136, Plot No.1518 (Portion), and Under Khata No.271, Portion of Plot No.1515, 1516** which is part and parcel of the land acquired by the Lessor Society and delineated and shown in green colour in the map annexed herewith

Bounded by :-

North : Society's Plot No.88 ;

South : Society's Plot No.86 ;

East : Society's Road ;

West : Society's Alley ;

A. K. Choudhury
15.2.2021

9.

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 **MRS. RANJU SHARMA** W/O Mr. Ashok Kumar, have set their hands at Jamshedpur on this deed the mentioned above.

A. K. Choudhury
15.2.2021

Read and found correct.

WITNESSES :-

1. **ASHOK KUMAR**
S/o Haridwar Shasma
No LS/35, Old. Cable town
Sefali Road Golmuri
Jamshedpur

A. K. Choudhury
15.2.2021

SIGN. OF LESSOR.

A. K. Choudhury
15.2.2021

2. **A. K. Choudhury**
S/o Late. B.N. Choudhury
Sakchi Court
PS Sakchi - Jamshedpur

Printed by :
[Signature]
Jsr.court.

Drafted by :
[Signature]
15.2.2021
Advocate, Jsr.court.

Arumachari
15.2.2021

10.

LESSEE



ATTESTED

AS
ABHINAV SINGH
ADVOCATE
ENR. NO.-1452/02

SIGN. OF THE LESSEE.
(MRS. RANJU SHARMA)

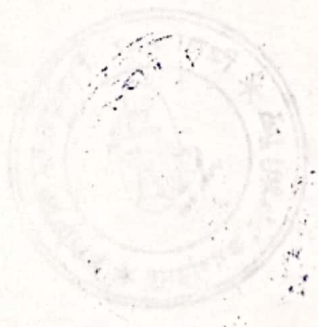
AS
15.2.2021

15.2.2021

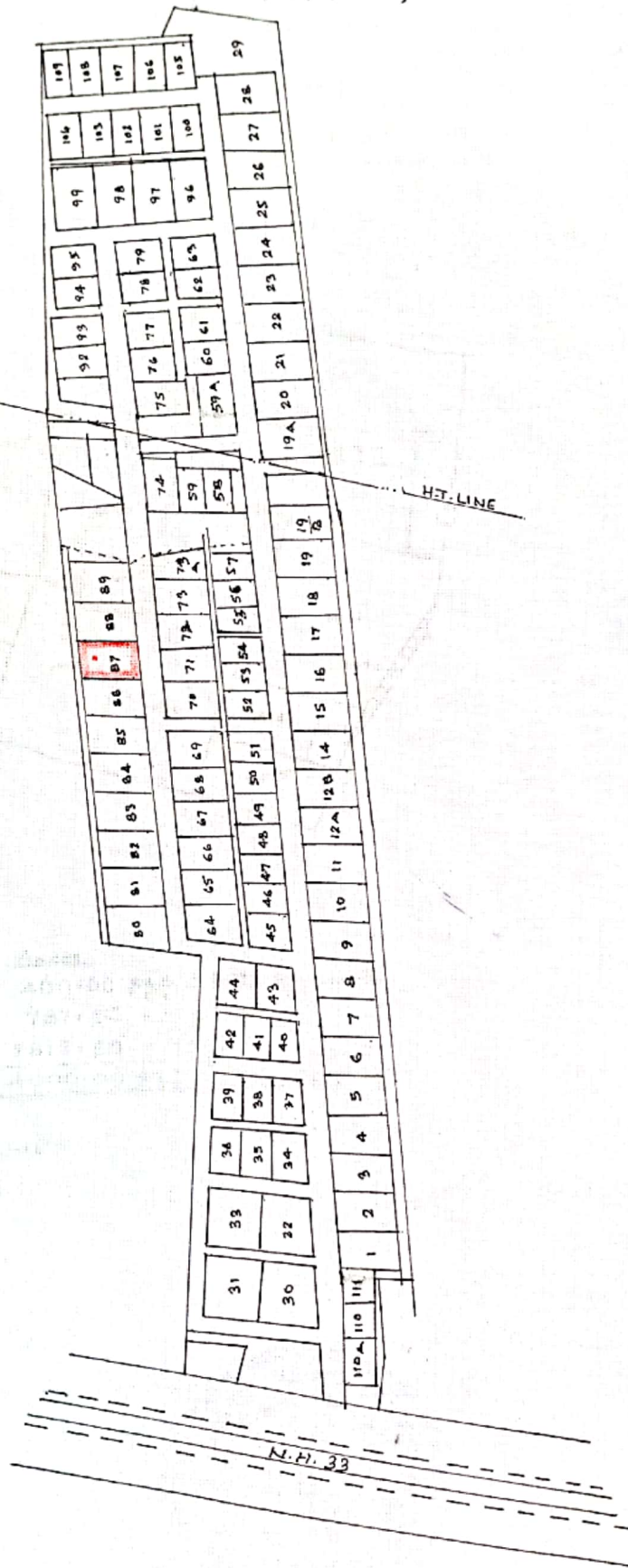


Certified that the fingers print of left hand of each person whose photograph is/are affixed in this document have been obtained by me.

AS
Advocate. 15.2.2021



URBAN SAHAKARI GRIHA NIRMAN SAMITY.
CHANDRAWATI NAGAR, MANGO.

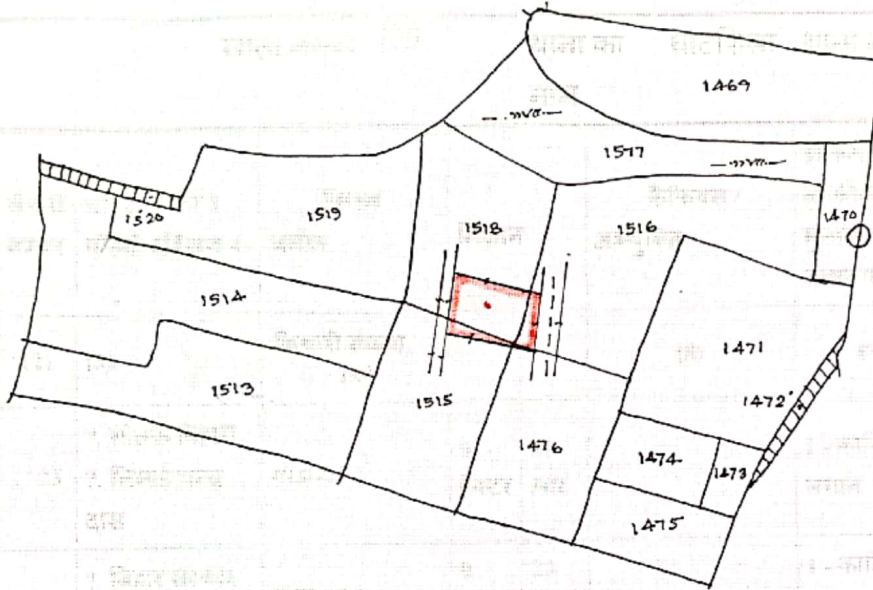


Handwritten signature


15.2.2021

नाम- अविद्युन्त क्षेत्र जमदौदपुर
 वार्ड संख्या- 9
 न्याय संख्या- 5
 राजस्व गाँव- नौखरीवा
 जिला- सिद्धम
 पैमाना- 10 सें. मां. = 20 मां.
 सन्- 1970-71 ईस्वी.

राजस्व एवं भूमि सुधार विभाग
 सिद्धम जिला



<u>Khata No.</u>	<u>Plot No.</u>	<u>Area.</u>
271	1515	400.00 sq.ft = 0.92 Decimals.
271	1516	787.50 " = 1.80 "
136	1518	2812.50 " = 6.46 "
		<u>4000.00 sq.ft = 9.18 Decimals.</u>

 Shown in 'red' Colour.

Issued by:
 [Signature]





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता
गोलक बिहारी चौधरी, प्राणवल्लभ चौधरी, पिता-महेश्वर चौधरी एक अंश व निल मोहन चौधरी, पिता-गोसाईं दास चौधरी एक अंश

जिला का नाम पूर्वी सिंहभूम अंचल का नाम मानगो हल्का का नाम हल्का-2 मौजा का नाम वार्ड नं.-9 खाता नं.-9 खता प्रकार
अ.क्षे.मानगो का प्रकार

खेवट नम्बर खाता नम्बर 136 थाना का नाम घाटशिला थाना नम्बर 16412

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)	
136	1523	2. गोलक बिहारी 2. निमाई चन्द्र दास	गोड़ा-02 1	0 हेक्टर	81 आर	1 - काबिल लगान	0	0	0	1 - कायमी	
	1518	2. बिहार सरकार 2. निल मोहन	गोड़ा-02 1	0 हेक्टर	23 आर	1 - काबिल लगान				1 - कायमी	
	1681	2. अज्ञात ? अज्ञात	मोटी आड 0	0 हेक्टर	28 आर	1 - काबिल लगान				1 - कायमी	
	1682	2. अज्ञात ? अज्ञात	तालाब 0	1 हेक्टर	89 आर	1 - काबिल लगान				1 - कायमी	

खाता मे कुल प्लोट संख्या 4 खाता का कुल मिजान (खतियान के अनुसार) 3 23 खाता का कुल लगान 0 0 0

1/11/2021

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।

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

यत का नाम, अभिभावक का नाम, रिश्ता

नील मोहन चौधरी, पिता-गोसाईं डौधरी एक अंश

जिला का नाम पूर्व सिंभूम अंचल का नाम मानगो हलका का नाम हल्का-2 मौजा का नाम वार्ड नं.-9 खाता नं. का प्रकार

खेवट नम्बर खाता नम्बर 271 थाना का नाम घाटशिला थाना नम्बर 16412

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/संस	लगान			खास शर्त
								रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)			(8)	(9)				(13)
271	1476	2. निज 2. प्राण वल्लभ	दौन-02 1	0 हेक्टर	15 आर		काबिल लगान	0	0	0	1 - कायमी
	1479	2. प्राण वल्लभ 2. सुरेन्द्र नाथ दास	दौन-03 1	0 हेक्टर	33 आर		काबिल लगान				1 - कायमी
	1481	2. प्राण वल्लभ 2. गोलोक बिहारी	दौन-01 1	0 हेक्टर	6 आर		काबिल लगान				1 - कायमी
	1512	2. प्राण वल्लभ 2. प्राण वल्लभ	दौन-02 12	0 हेक्टर	49 आर		काबिल लगान				1 - कायमी
	1515	2. गोलोक बिहारी 2. गोलोक बिहारी	दौन-02 1	0 हेक्टर	16 आर		काबिल लगान				1 - कायमी
	1516	2. बिहार सरकार 2. नील मोहन	गोडा-02 1	0 हेक्टर	25 आर		काबिल लगान				1 - कायमी
	1519	2. गोलोक बिहारी 2. गोलोक बिहारी	दौन-02 7	0 हेक्टर	23 आर		काबिल लगान				1 - कायमी
	1490	2. गोलोक बिहारी 2. प्राण वल्लभ	दौन-02 1	0 हेक्टर	8 आर		काबिल लगान				1 - कायमी
	1492	2. प्राण वल्लभ 2. निज	दौन-02 3	0 हेक्टर	40 आर		काबिल लगान				1 - कायमी

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 : लीज डीड निबंधन के संबंध में ।


महाशय,

उपर्युक्त विषयक, अरबन सहकारी गृह निर्माण समिति लि०, अलकनंदा कम्पलेक्स, सोनारी, जमशेदपुर के पत्रांक US/74 दिनांक 28.11.2020 के द्वारा समिति के सदस्य के लीज डीड दस्तावेज के निबंधन हेतु अनुरोध किया गया है जो निम्नवत है :-

SL. NO.	Name Of The Member	Membership	Property Details	Sq.Ft.
01	Mrs. Ranju Sharma W/o Mr. Ashok Kumar	UGS/869/2020	87, Chandrawati Nagar, Mango, Dimna, Jamshedpur	50'x80'= 4000 Sqft.

अतः पत्र में अंकित सदस्य के फ्लैट के निबंधन हेतु, सचिव निबंधन विभाग झारखण्ड, रांची के पत्रांक 494, दिनांक 20.02.2009 के आलोक में जाँच पदाधिकारी श्री विनोद कुमार सिन्हा, 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 ।

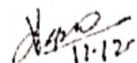
विश्वासभाजन


11.12.2020
सहायक निबंधक

ज्ञापक : 434

दिनांक 11/12/2020

प्रतिलिपि :- अध्यक्ष अरबन सहकारी गृह निर्माण समिति (लि०), अलकनंदा कम्पलेक्स, कुंज नगर सोनारी, जमशेदपुर को सूचनार्थ एवं अनुपालनार्थ प्रेषित ।


11.12.2020
सहायक निबंधक

MANGO NAGAR NIGAM

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : 588963311220043928

Date : 31-12-2020

प्रभावी : 2 2016-2017

श्री/श्रीमती/सुश्री : RANJU SHARMA W/O ASHOK KUMAR ,
मोहल्ला : CHANDRAWATI NAGAR NH-33 DIMNA ROAD MANGO JAMSHEDPUR JAMSHEDPUR
EAST SINGHBHUM , 831012
9631081391

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0090008444000M0 वार्ड सं० 9 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रू० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	139.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	विजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		139.00



नोट:-

1. कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, www.jharkhandsuda.net पर प्रदर्शित है।
2. नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
3. प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण धृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
5. किसी देय धृति को निर्दिष्ट सम्पत्ति (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
7. MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढाँचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मातिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये होल्डिंग नो. का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.



राजस्व, निबंधन एवं भूमि सुधार विभाग

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पंजी ॥ विवरण

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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	होलिडिंग 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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANJU SHARMA

PARASNATH SINGH

05/08/1968

Permanent Account Number

CSQPS5873R

Signature

11/01/2021