



ATTESTED
 ABHJIT SINGH
 ADVOCATE
 ENR. NO.-1452/02

Au Mch 12/4/2021
 05/04/2021
 12-4-2021



श्री. जयदीप कुमार पुत्रा श्री. राजेश कुमार
 निवासी अंधा 3/941 10/1 को 2 एका 13/951
 का अंधा 3/941 10/1
 के प्रति अंधा 3/941 10/1
 के प्रति अंधा 3/941 10/1
 के प्रति अंधा 3/941 10/1

निबंधन-पदाधिकारी 12/4/21
5/4/2021
12/4/2021





ASHISH KUMAR MUKHERJEE
ADVOCATE
ENR. NO.-1452/02

Ashish Kumar Mukherjee
05/04/2021
12-4-2021

क्या जमा 134 एच जाम
1465/1975 एच/सिंहभूम/सोनी/1
रहित वरिष्ठ



प्रमाणित किया जाता है कि सहायक निबंधक, सहायक रजिस्ट्रार, जमशेदपुर के पत्रांक... 122... दिनांक 12/3/2021 से आदेशानुसार निबंधन का स्वीकृति प्रदान की जा सकती है।

Handwritten notes in Hindi:
हस्ताक्षर सम्मिलित है...
यह एक अर्ध-सामूहिक/सामूहिक-अर्ध-सामूहिक
संस्था है जो 1975 की अनुसूची
के अंतर्गत है।
यह एक अर्ध-सामूहिक/सामूहिक-अर्ध-सामूहिक
संस्था है जो 1975 की अनुसूची
के अंतर्गत है।

2021 JSR/1925/BK/1772
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 5th DAY OF APRIL 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 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/AE 37, Street No.70, Action Area-1, New Town, P.O. & P.S. New Town, in the District of North 24 Parganas, Pin-

Handwritten notes in Hindi:
1
5/4/2021
दस्तावेज जाँचा

Signature and stamp:
निबंधन-पदाधिकारी

Arun Mukherjee
05/04/2021
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 Bastee, 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. USHA JHA W/O Mr. Arun Kumar Jha, by faith Hindu, by Caste Brahmin, by Occupation Housewife, by Nationality Indian, resident of Qr. No.10/L5, Road No.5, Farm Area, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand, a member of the above named **Society** being **Membership No.UGS/873/2021**, 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. 5523 7672 9021 ; PAN- AHDPJ4194Q ;

Andmurebhu
05/04/2021

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 ;

Deed number
05/04/2024

4.

AND now it has become necessary for the Lessor Society to grant to the aforesaid Lessee a Lease of a Plot measuring 45'X 60'ft. = 2700 Sq.ft. i.e. 6.19 Decimals, being Society's Plot No.76, recorded under Khata No.139, Plot No.1465/4975, 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. USHA JHA** W/O Mr. Arun Kumar Jha on the strength of her **Membership No.UGS/873/2021**, of **Society's Plot No.76** 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.

Amunahya
05/04/2021
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.

Arunacharya
05/04/2021

8.

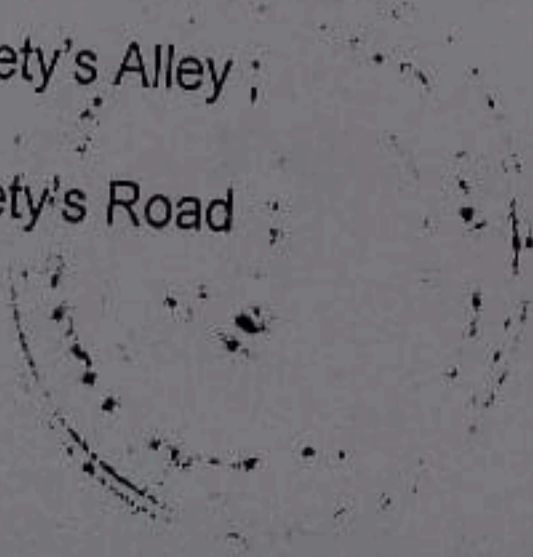
8. That in case of sale of the building and the plot thereof as described in the Schedule 'A' below for non payment of the house building loan by the Lessee, the Lessor Society shall have the right of pre-emption over the property which have been charged, encumbered or mortgaged to seek the repayment 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.76**, being one number of Plot measuring **45'X 60'ft. = 2700 Sq.ft. i.e. 6.19 Decimals**, being **Society's Plot No.76**, recorded under **New Khata No.139, New Plot No.1465/4975**, 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.77 ;
South : Society's Plot No.75 ;
East : Society's Alley ;
West : Society's Road ;



Ashwini
05/04/2021
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.

du mahabeygi
05/04/2021

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. USHA JHA W/O Mr. Arun Kumar Jha have set their hands at Jamshedpur on this deed the mentioned above.

Read and found correct.

WITNESSES :-

1. Arun Kr. Jha
Arun Kumar Jha
S/O Ramakant Jha
Gr No: 10/25, Road no: 5
Farm Area, Kadma
Jamshedpur - 831005
Dist East Singhbhum

5/4/2021
5/4/2021

SIGN. OF LESSOR.

5/4/2021

2. Amit Choudhary
No 4 B. N. Choudhary
of 2, Road 5.
Bogumura B. N. Choudhary
Jamshedpur

Printed by :

[Signature]

Jsr.court.

Drafted by :

[Signature]

Advocate, Jsr.court.

5/4/2021

du Muchegur
5. 05/04/2021

2. That the Society has delivered vacant possession of the land being Society's Plot No.76 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 90 years commencing on the 5th day of April 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.257/-** 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 :-