

Case for 90 up M/G M Mingo



RAKESH PRAKASH GUPTA
ADVOCATE
CIVIL COURT, JAMSHEDPUR

Jamshedpur
31/1/2020



Chairman
Urban Sahakari Griha
Nirman Samity Ltd.
Jamshedpur.

Archan Singh
31/1/2020

Stamp duty Paid
M/S of B.G. Mukherjee
Ac 1991 Persion - M/S Govt
Bill

प्रमाणित किया गया है कि स
निबंधक, सहायक निबंधकों, जम
के पत्रांक 50.2... दिनांक 8.11.19
के आदेशानुसार निबंधन को स्वीकृति
प्रदान की जा सकती है।

31/1/2020
हस्ताक्षर.....

LEASE DEED

URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED,
JAMSHEDPUR.

REGISTRATION NO.27 JAM'85.

2020/JSR1400/BK1/346

रिजिस्ट्रेशन नं. 27 के अंतर्गत नमूना: भारतीय स्टाम्प-प्रधिनियम
(इंडियन स्टाम्प ऐक्ट), 1962 के अनुसार
1 या अधिक, स.स.स. के अधीन
बधावत् स्टाम्प-सहित (या) के अंतर्गत
से विमुख या स्टाम्प-शुल्क अपेक्षित नहीं।

THIS INDENTURE OF LEASE IS MADE AND EXECUTED ON THIS
31st DAY OF JANUARY, 2020 AT JAMSHEDPUR;

BETWEEN :-

निबंधन-प्रकारिका
31/1/2020

2020/11024
31.01.2020
Stamp Exempted
दस्तावेज जांचा

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 42, Geetanjali Enclave, N-Road, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, State



RAJESH PRASAD GUPTA
ADVOCATE
CIVIL COURT, JAMSHEDPUR

Ashu Mehrotra
31/1/2020



मैं श्री. अशु मेहरोत्रा को श्री. राजेश प्रसाद गुप्ता द्वारा वकील के रूप में नामांकित किया गया है।
 मैं श्री. अशु मेहरोत्रा को श्री. राजेश प्रसाद गुप्ता द्वारा वकील के रूप में नामांकित किया गया है।
 मैं श्री. अशु मेहरोत्रा को श्री. राजेश प्रसाद गुप्ता द्वारा वकील के रूप में नामांकित किया गया है।
 मैं श्री. अशु मेहरोत्रा को श्री. राजेश प्रसाद गुप्ता द्वारा वकील के रूप में नामांकित किया गया है।



निर्यात-पदाधिकारी की हस्ताक्षर
श्री. सिंहसूभ
 31/1/2020

Sri Arun Kumar

Urban & Griha
Nirmala Ltd.
Jamshedpur

2.

Archana Sinha
31/1/2020

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-2172/155, dated 11.05.2018** registered at District Sub-Registry Office, Jamshedpur, 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. ARCHANA SINHA W/O Mr. Santosh Kumar, by faith Hindu, by Caste Kurmi (Bihar), by Occupation Housewife, by Nationality Indian, resident of B/1, Dalma Enclave, Chandrawatinagar, N.H.33, P.S. Ulidih, Mango, Town Jamshedpur, District Singhbhum East, Jharkhand, a member of the above named **Society** being Membership **No.UGS/864/2019**, 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.4508 4055 6506 ;

PAN- MCCPS9020G ;

Amulya

Chairman
Urban Sahakari Griha
Nirman Samity Ltd.
Jamshedpur.

Arचना Sinha
31/1/2020

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 ;

Amukherja

4. Chairman
Urban Sahakari Griha
Nirman Samity Ltd.
Jamshedpur.

Archana Sinha
21/1/2020

AND now it has become necessary for the Lessor Society to grant to the aforesaid **Lessee** a Lease of a **Plot measuring 50'X80'ft.. = 4000 Sq.ft.** being **Society's Plot No.89**, 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. ARCHANA SINHA** W/O Mr. Santosh Kumar on the strength of **her** Membership No. **UGS/864/2019** of **Society's Plot No.89** 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.

2. That the Society has delivered vacant possession of the land being **Society's Plot No.89** described in the schedule to this lease and the Lessor shall do all that is necessary in law for peacefully possessing

Shukhey

Chairman
Urban Sahakari Griha
Nirman Samity Ltd.
Jamshedpur.

Achana Simla
31/1/2020

5.

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 31st day of January 2020 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. 380/-** 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 :-

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.

Amulya

6.

Chairman
Urban Sahakari Griha
Nirman Samity Ltd.
Jamshedpur.

Ashwini Sinha
31/1/2020

- 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.
- 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



7.

Chairman
Urban Sahakari Griha
Nirman Samity Ltd.
Jamshedpur.

Ashwina Sinha
31/1/2020

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.

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.

Amudhaya

8.

Archana Sinha
31/1/2020

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.89**, being one number of Plot measuring area **4000 sq.ft.** equivalent to **9.18 decimals**, under **New Plot No.1518**, **New Khata No.136**, 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 Vacant Land ;
South : Society's Plot No.88 ;
East : Society's Road ;
West : Society's Alley ;

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. ARCHANA SINHA** W/O Mr. Santosh Kumar have set their hands at Jamshedpur on this deed the mentioned above.

9.

Ashwani Sinha
31/1/2020
Read and found correct.

WITNESSES :-

1. Santosh Kumar
Santosh Kumar
S/o Sri Rajkumar Prasad.
B/11, Dalma Enclave.
Chandrabati Nagar.
Dimna Road, Jsr.

2. Rajiv Ranjan.
Rajiv Ranjan
S/o Late Balmiki
Prasad Sharma
B/112, Dalma Enclave.
Chandrabati Nagar.
Dimna Road, Jsr.



SIGN. OF LESSOR.

Chairman
Urban Sahakari Griha
Nirman Samity Ltd.
Jamshedpur.

Printed by :

Jsr.court.

Drafted by :



Advocate, Jsr.court.

ATTESTED

RAJESH PRASAD GUPTA
ADVOCATE
CIVIL COURT, JAMSHEDPUR

Amukharya

Chairman Office
Urban Sahakari Ltd
Nirman Samity Ltd
Jamshedpur.

31/1/2020

10.

LESSEE



ADVOCATE
CIVIL COURT, JAMSHEDPUR

Archana Sinha
31/1/2020

SIGN. OF THE LESSEE.
(MRS. ARCHANA SINHA)

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

Rajesh Prasad Gupta
Advocate.
31/1/2020
ATTESTED

RAJESH PRASAD GUPTA
ADVOCATE
CIVIL COURT, JAMSHEDPUR

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/114 दिनांक 16.12.2019 के द्वारा समिति के 2 (दो) सदस्यों के लीज डीड दस्तावेज के निबंधन हेतु अनुरोध किया गया है।

SL. NO.	Name Of The Member	Membership	Property Details
01	Mrs. Ekta Kumari W/o Mr. Ranbir Kumar	Reg. No. UGS/862/2019	86, Chandrawati Nagar, Mango, Dimna, Jamshedpur 4000 Sq. Ft
02	Mrs. Archana Sinha W/o Mr. Santosh Kumar	Reg. No. UGS/864/2019	89, Chandrawati Nagar, Mango, Dimna, Jamshedpur 4000 Sq. Ft.

अतः पत्र में अंकित सदस्यों के लीज डीड के निबंधन हेतु, सचिव निबंधन विभाग झारखण्ड, रांची के पत्रांक 494, दिनांक 20.02.2009 के आलोक में जाँच पदाधिकारी श्री संतोष कुमार सिन्हा सह० प्र० पदा० की अनुशंसा के आलोक में अनुशंसा की जाती है। किसी भी तरह के विवाद की स्थिति में समिति स्वयं उत्तरदायी होगी ।

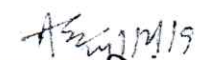
विश्वासभाजन


सहायक निबंधक

ज्ञापांक : 502.....

दिनांक 24/12/19

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


सहायक निबंधक

Sch.XIV-F.No. 180

जिला का नाम **पूर्व विंध्या**
 अनुमण्डल का नाम **व्यास**
 अंचल का नाम **पुणे**
 नाम सर्कल । नाम मोजा मय **पुणे**
 थाना व थाना नम्बर **पुणे-9**

V रसीद मालगुजारी
 फरद मालकी / फरद रेयती
 चाम रेयत मय बलियत जमाबन्दी
 का सकुतत नम्बर **5449623 W#**

पृ-1A
 8

खेती संख्या	1516, 1465/4935
खेती नम्बर	147, 1496, 1472, 1490, 1499, 1515, 1476, 1481
खेती नम्बर	147, 1496, 1472, 1490, 1499, 1515, 1476, 1481

29-08-08 मसुदा अवन सधकारी वृद्ध निर्माण समिति पुणे

जोत का सालाना माग मय कफसील (बकाया वो हाल) मोजूदा साल का।

माग बाबत	प्रमाण	बकाया				हाल
		तीन वर्ष से ज्यादा	उरा वर्ष	2रा वर्ष	1ला वर्ष	
माल गुजारी	(नकदी)	9708.60				23786.15
सेस	(भावली)	2427.15				
*सूद		4851.30				
मुतफरकात		4854.30				
मोजान		1941.80				
		23786.15				

अदायकारी बाबत	प्रमाण	बकाया				फाजिल
		तीन वर्ष से ज्यादा	उरा वर्ष	2रा वर्ष	1ला वर्ष	
माल गुजारी	(नकदी)	9708.60				23786.15
सेस	(भावली)	2427.15				
*सूद		4851.30				
मुतफरकात		4854.30				
मोजान अदायकारी		1941.80				
		23786.15				

NCCF-2010

- (1) मोजान कुल (लफजों में)
- (2) नाम देहिन्दा -
- (3) कुल बकाया -

* खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सविफत नही है) बकाया नहीं लिया जाता है।

Handwritten signature and date

Rent Roll

Rent roll showing fair and equitable amount or ground rent determined under Section 139 Sub-Clause (b) of Clause (2) of C. M. T. Act.

District : East Sikkim Sub-Division : Shillong

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.
No. Rent Assessment Case No. with year.	Name (I) of tenant or holder with Father name & full address.	Name of Vill. (in which land settled lie.	Name of Estate with tanzl.	Plot No.	Haika	Circle	Particulars of land Class Khata Plot Area Scm. No. No.	Average of rent or ground rent fixed.	Fair rent or ground rent with Date)					

Handwritten notes:
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15.
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15.
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15.
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15.

Handwritten notes at bottom:
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15.
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पृजी II प्रति

January 16, 2020

| | | | |
|-------------|--------------------------|----------------|---------------|
| भाग वर्तमान | 20 | पृष्ठ संख्या | 37 |
| जिला का नाम | पूर्वी सिंहभूम | अनुमंडल नाम | भालभूम |
| मौजा का नाम | वार्ड नं.-9 अ.क्षे.मानगो | होलिंग संख्या | 136/ABC |
| | | तौजी संख्या | |
| | | अचल का नाम | मानगो |
| | | हलका का नाम | हलका का नाम |
| | | धाना नम्बर | 16412 |
| | | हल्का-2 | इस्टेट का नाम |
| | | खाता का प्रकार | झारखण्ड |
| | | | रैयती |

| | | | | | | | | | | | | | |
|--------------------------------------------------------------------------------------------------|--------------------|--------------------|---------------------------------------------------------|------------|---------------|---------------|-------------|------------------|----------------|------------------|----------------|----------------|--------------|
| गोलक बिहारी चौधरी, प्राणवल्लभ चौधरी, पिता-महेश्वर चौधरी एवं निल मोहन चौधरी, पिता-मोसाई दास चौधरी | | | | | | | | | | | | | |
| खाता नम्बर | प्लॉट संख्या | रकबा | परिवर्तन के लिए प्राधिकार | | | | | | | | | | |
| 436 | 15223 | 1 ऐ 98.53 हि 0 हे | नामांतरण मुकदमा संख्या 1012/2004-2005 भोलुम-16 पृष्ठ-68 | | | | | | | | | | |
| 136 | 15118 | 0 ऐ 59 हि 0 हे | | | | | | | | | | | |
| 136 | 1681 | 0 ऐ 19.75 हि 0 हे | | | | | | | | | | | |
| 136 | 1682 | 2 ऐ 1 हि 0 हे | | | | | | | | | | | |
| | कुल परिमाण | 3 ऐ 178.28 हि 0 हे | | | | | | | | | | | |
| तारीख | प्रादि पत्र संख्या | साल | साल तक | लागत बकाया | लागत चाक् साल | रोड सेस बकाया | रोड सेस साल | शिक्षा सेस बकाया | शिक्षा सेस साल | स्वस्थ सेस बकाया | स्वस्थ सेस साल | कृषि सेस बकाया | कृषि सेस साल |

List Of Mutation Cases on the above transaction in Register-II

| Sl No | Case No | Halka | Khata No | Plot No | Applicant Name | Application Date | Status | View |
|-------|--------------------|-------|----------|---------|----------------|------------------|----------------------------------|------|
| 5569 | 1971 / 2018 - 2019 | 02 | 136 | 1523 | Nilima Prasad | 08/01/2019 | Status Correction Slip generated | |

List Of Case Status Details

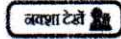
यह एक कम्प्यूटर जनित प्रति

यह पत्र केवल प्रार्थी को 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





झारखण्ड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

| जमीनदार नाम | | | | रैयत का नाम, अभिभावक का नाम, रिश्ता | | | | | | | | | |
|----------------------------|-------------|----------------------------------|-------------------|--------------------------------------------------------------------------------------------------------------|-----|---------------------|--|-----------------------------------|---------|--------------------------|---------|----------------------|--|
| झारखण्ड सरकार | | | | गोलक बिहारी चौधरी, प्राणवल्लभ चौधरी, पिता-महेश्वर चौधरी एक अंश व निल मोहन चौधरी, पिता-गोसाई दास चौधरी एक अंश | | | | | | | | | |
| जिला का नाम पूर्वी सिंहभूम | | | अंचल का नाम मानगो | | | हलका का नाम हल्का-2 | | मौजा का नाम | | वार्ड नं.-9 अ.क्षे.मानगो | | खाता का रैयती 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 | |
| (1) | (2) | (3) | कियारी संख्या (5) | ऐ | डिस | (8) | | (9) | रौ (10) | आ (11) | पै (12) | (13) | |
| 136 | 1523 | गोलक बिहारी निमाई चन्द्र दास | गोड़ा-02 1 | 0 | 81 | | | 1 - काबिल लगान | 0 | 0 | 0 | 1 - कायमी | |
| | 1518 | बिहार सरकार निल मोहन | गोड़ा-02 1 | 0 | 23 | | | 1 - काबिल लगान | 0 | 0 | 0 | 1 - कायमी | |
| | 1681 | अज्ञात अज्ञात | मोटी आड़ 0 | 0 | 28 | | | 1 - काबिल लगान | 0 | 0 | 0 | 1 - कायमी | |
| | 1682 | अज्ञात अज्ञात | तालाब 0 | 1 | 89 | | | 1 - काबिल लगान | 0 | 0 | 0 | 1 - कायमी | |
| खाता मे कुल प्लोट संख्या | | 4 | | खाता का कुल मिजान | | 3 23 | | खाता का कुल | | 0 0 0 | | | |

यह एक कंप्यूटर जनित प्रति है

1/16/2020 10:46:09 AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

नाम-अधिखुचित क्षेत्र जमशोदपुर

वार्ड संख्या-9

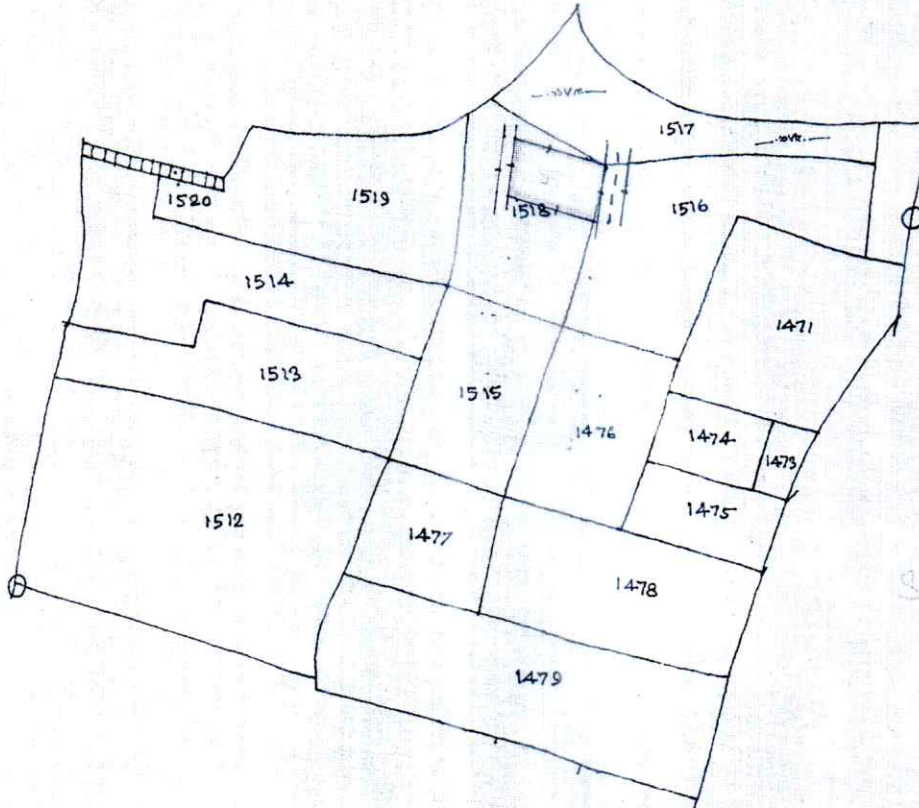
चादर संख्या-5

राजस्व भागा-चाटगोला

जिला-सिंहभूम

पैमाना- 1 से० मी० = 20 मी०

सन- 1970-71 ईस्वी



| <u>Khata No.</u> | <u>Plot No</u> | <u>Area.</u> |
|------------------|----------------|-------------------------|
| 136 - - | 1518 | - 50'0" ft. x 80'0" ft. |
| | | = 4,000.00 sq ft. |
| | | = 9.18 Decimals. |

Shown in 'red' colour.

Traced by:
[Signature]




| | |
|------------------------|----------------|
| Article (Deed Type) :- | LEASE DEED |
| No. of Pages :- | 5 1 |
| Stamps Duty | |
| Consideration Value | |

| | | | | | |
|------------------------------|-------------------------------------|--------------------|-------------------------------------|------|------|
| Commercial land :-* | <input type="checkbox"/> | Other Road :-* | <input checked="" type="checkbox"/> | | |
| Residential Land :-* | <input checked="" type="checkbox"/> | | | | |
| Industrial Land :-* | <input type="checkbox"/> | | | | |
| Residential Construction :-* | <input type="checkbox"/> | | | | |
| Agriculture :-* | <input type="checkbox"/> | Main Road :-* | <input type="checkbox"/> | | |
| Anchal | Mauza | Plot No. | Volume | Page | Area |
| JSR | Dhanna | 200 136 | 200 1518 | 1A | 8 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Property Boundaries

| | |
|--------------------------------|--------------------------------|
| East :-* Societys Road | West :-* Societys Alley |
| South :-* Societys Plan no: 88 | North :-* Societys vacant land |

Others Property Details

| | | |
|------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Construction Type :-* | PUCCA / DELUXE / KACHHA | Additional Information |
| Area of Constructed Property | In Square Feet | |
| Land Area :-* | 4000 sq ft 2.17 In Decimal | |
| Building Name :-* | |  |
| Flat Number :-* | Pin Code :-* | |
| Date of Construction :-* | | |
| Holding No./SAF No. :-* | 0090006412000 M6 | |



Date :-31-Jan-2020

Document Registration Summary 1

- Government/Market Value: ₹3707400/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹0 /-

On Date 31-01-2020 Presented at District SRO - Jamshedpur
Signature of Presenter


District SRO - Jamshedpur

Receipt : 275451

Receipt Date : 31-01-2020

Presenter Name: URBAN SAHAKARI GRIHA NIRMAN SAMITY LTD
REP BY ARUN KUMAR MUKHERJEE

SP ₹1500

Total ₹1500

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|----------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------|
| SP | 1500 | 1500 | 0 | GRAS | UrbanSahakariGrihaNirmanSamityLtdRepByArunKumarMukherjee | GRN Number :
2000311378
DEPT Transaction Id :
fdea6e30e6daa7edbc9c
Transaction Type : | 1500 |
| Sub Total | 1500 | 1500 | 0 | | | | |

Article : Cooperative Society Lease Number of Pages : 100

Signature of Operator


Signature of Head Clerk


Signature of Registering Officer




झारखण्ड सरकार

OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 2020000011024

| | |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Deed Type | Cooperative Society Lease |
| Number of Pages | 100 |
| Fee Details | SP :- Rs. 1500, |
| Property No. | 1 |
| Valuation Details | Value :- Rs.3707380/- ,Transaction Amount :- Rs.0/- |
| Property Details | District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Dimna Location :- Other Road, Dimna
Property Boundaries :- East: SOCIETYS ROAD, West: SOCIETYS ALLEY, South: SOCIETYS PLOT NO 88, North: SOCIETYS VACANT LAND
Khata Number - 136Plot Number - 1518Volume Number - 1APage Number - 8Holding Number - 0090006412000M0
Area Of Land :- 9.18 Decimal |

Sh./Smt.URBAN SAHAKARI GRIHA NIRMAN SAMITY LTD REP BY ARUN KUMAR MUKHERJEE s/o/d/o/w/o B N MUKHERJEE has presented the document for registration in this office







today dated :- 31-Jan-2020 Day :- Friday Time :- 16:19:18 PM





URBAN SAHAKARI GRIHA
NIRMAN SAMITY LTD REP BY
ARUN KUMAR MUKHERJEE
(Power Of Attorney)

| Party Name | Document Type | Document Number |
|--------------------------------------------------------------------|---------------|-----------------|
| URBAN SAHAKARI GRIHA NIRMAN SAMITY LTD REP BY ARUN KUMAR MUKHERJEE | PAN/UID | 620149183195 |

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|------------------------|--------------------|---------------|-------------------|------------|-------------|--------------|-----------|
|-------|------------------------|--------------------|---------------|-------------------|------------|-------------|--------------|-----------|

| | | | | | | | | |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 | <p>URBAN SAHAKARI GRIHA NIRMAN SAMITY LTD REP BY ASHISH KAMAR MUKHERJEE THROUGH</p> <p>, , , Jharkhand
PAN No.:</p> | No | <p>Address:-</p> | <p>URBAN SAHAKARI GRIHA NIRMAN SAMITY LTD REP BY ARUN KUMAR MUKHERJEE</p> <p>, , , Jharkhand
PAN No.:</p> | <p>LESSOR
Age:75</p> | | | |
| 2 | <p>URBAN SAHAKARI GRIHA NIRMAN SAMITY LTD REP BY ARUN KUMAR MUKHERJEE</p> <p>Address1 - OFFICE AT ALAKANANDA COMPLEX C BLOCK GROUND FLOOR KUNJNAGAR SONARI JAMSHEDPUR EAST SINGHBHUM,</p> <p>Address2 -</p> <p>, , , Jharkhand
PAN No.: ,Permission Case No.-</p> | Yes | <p>Arun Kumar Mukherjee</p> <p>Address:-
4/1, Sheetal Chhaya Apartment, Near - Sai Baba Mandir, Post Office Road, Das Baste, Sonari, P O - Sonari, Jamshedpur, , Purbi Singhbhum, 831011, , Jharkhand, India</p> | | <p>LESSOR
Age:55</p> |  |  |  |
| 3 | <p>ARCHANA SINHA</p> <p>Address1 - B/1 DALMA ENCLAVE CHANDRAWATINAGAR NH 33 PS ULIDIH MANGO JAMSHEDPUR EAST SINGHBHUM,</p> <p>Address2 -</p> <p>, , , Jharkhand
PAN No.: ,Permission Case No.-</p> | Yes | <p>Archana Sinha</p> <p>Address:- H NO B 1/1 DALMA ENCLAVE, NEAR NH 33, CHANDRA WATI NAGAR DIMNA, PO MGM, jamshedpur, , Purbi Singhbhum, 831018, , Jharkhand, India</p> | | <p>LESSEE
Age:36</p> |  |  |  |

Identification:

| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------|
| 1 | SANTOSH KUMAR
S/o-D/o RAJ KUMAR PRASAD
Address1 - B/1 DALMA ENCLAVE CHANDRAWATINAGAR NH 33 PS
ULIDIH MANGO JAMSHEDPUR EAST SINGHBHUM, Address2 -
, , , Jharkhand
PAN No.: |  |  | <i>Santosh Kumar</i> |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1 | RAJIV RANAN
Address1 - FLAT NO 3/1/12 DALMA ENCLAVE CHANDRAWATINAGAR DIMNA
NEAR NH 33 PO MJM MANGO JAMSHEDPUR EAST SINGHBHUM, Address2 -
, , , Jharkhand | | | |

[Signature]
Signature of Operator



[Signature]
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**URBAN SAHAKARI GRIHA NIRMAN SAMITY LTD REP BY ARUN KUMAR MUKHERJEE**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SANTOSH KUMAR**) Son/Daughter/Wife of (**RAJ KUMAR PRASAD**) resident of (**B/1 DALMA ENCLAVE CHANDRAWATINAGAR NH 33 PS ULIDIH MANGO JAMSHEDPUR EAST SINGHBHUM**) and by occupation (**Service**).



[Signature]
Signature of Registering Officer

Date:- 31-Jan-2020

[Signature]
Seal and Signature of Registering Officer

Transaction Success! Please Note Your Transaction Id.

OK

| | |
|----------------|----------------------------------------------------------|
| Name | UrbanSahakariGrihaNirmanSamityLtdRepByArunKumarMukherjee |
| Token No | 20200000011024 |
| Amount | 1500 |
| Transaction ID | fdea6e30e6daa7edbc9c |
| GRN | 2000311378 |
| CIN | 10002162020013104276 |
| Time | 2020-01-31 |

ArunKumarMukherjee



Pre Registration Docket

Date :- 31-01-2020 02:30 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20200000011024

Appoinment :- 31-Jan-2020 Time:- 14:0

| | |
|-----------------------|---------------------------|
| Article | Cooperative Society Lease |
| Pre Registration Date | 30-Jan-2020 |
| No. Of Pages | 50 |
| Stamp Duty | 0 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 1,500. |

Property Id: **290821**

| Valuation No. : 383138 / 2020 | :- 2019-2020 | User Id : 3093 | Date : 31-January-2020 14:17:PM |
|-------------------------------------------------------------------------------------|---------------------------------|-----------------------------|---------------------------------|
| State : Jharkhand | District : EastSinghbhum | Tahsil : Jamshedpur | |
| Land Type : Urban | Corporation : Mango Nagar Nigam | Village/City : Dimna | |
| Dimna - Other Road | - | | |
| Khata Number - 136 | | | |
| Plot Number - 1518 | | | |
| Volume Number - 1A | | | |
| Page Number - 8 | | | |
| Holding Number - 0090006412000M0 | | | |
| Valuation Rule : Residential Land | | | |
| Usage : Non Agri => Residential Land => Residential Land | | | |
| Property Details | | | |
| 1 | Land area | 9.18 Decimal | |
| Calculation Details | | | |
| Sr.No. | Description | Calculation | Total |
| 1 | Open Land Valuation | 1. 9.18 x 403854=3707379.72 | ₹37,07,380/- |
| A | Total | | ₹37,07,380/- |
| Note : Final Valuation is Rounded to Next 100/- | | | |
| Total Valuation (A) | | | ₹37,07,400/- |
| Total Amount in Words : Thirty Seven Lakhs Seven Thousand Four Hundred Rupees Only. | | | |

| | |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Land measurement, Sub Part and House No. | Property Boundaries
East: SOCIETYS ROAD, West: SOCIETYS ALLEY, South:
SOCIETYS PLOT NO 88, North: SOCIETYS VACANT
LAND |
| Area | Land area : 9.18 Decimal |

| | |
|-----------------------------------|-------------------|
| Other Description of the Property | Pin Code - 832110 |
| Government/Market Value | 3707379.72 |
| Transaction Amount | - |

| | |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LESSEE | -Mrs. ARCHANA SINHA, Address - B/1 DALMA ENCLAVE CHANDRAWATINAGAR NH 33 PS ULIDIH MANGO JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name SANTOSH KUMAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****6506 |
| LESSOR | -Ms. URBAN SAHAKARI GRIHA NIRMAN SAMITY LTD REP BY ASHISH KAMAR MUKHERJEE THROUGH, Address - OFFICE AT ALAKANANDA COMPLEX C BLOCK GROUND FLOOR KUNJNAGAR SONARI JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name LATE B G MUKHERJEE , PAN No.- ,Permission Case No.- , Aadhaar No. |
| | -Ms. URBAN SAHAKARI GRIHA NIRMAN SAMITY LTD REP BY ARUN KUMAR MUKHERJEE , Address - OFFICE AT ALAKANANDA COMPLEX C BLOCK GROUND FLOOR KUNJNAGAR SONARI JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name B N MUKHERJEE , PAN No.- ,Permission Case No.- , Aadhaar No. *****3195 |

| | |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Witness Information | Mr. RAJIV RANAN , Address - FLAT NO 3/1/12 DALMA ENCLAVE CHANDRAWATINAGAR DIMNA NEAR NH 33 PO MJM MANGO JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name-LATE B P SHARMA |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Identifier Details | Mr. SANTOSH KUMAR , Address - B/1 DALMA ENCLAVE CHANDRAWATINAGAR NH 33 PS ULIDIH MANGO JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name-RAJ KUMAR PRASAD |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|


| |
|-----------------------------------|
| Property Id:290821 |
| Fee Rule:COPRATIVE SOCIETY |

| | | |
|--------------|----|--------------|
| 1 | SP | 1,500 |
| Total | | 1,500 |

| | |
|-----------------------------------|----------|
| Property Id:290821 | |
| Fee Rule:COPRATIVE SOCIETY | |
| Total | 0 |

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.


31/1/2020
Deed Writer / Advocate

Archana Sinha
Vendee / Claimant


Vendor / Executant

Token No.: 20200000011024

CERTIFICATE

Office of the District SRO - Jamsheedpur

This Cooperative Society Lease was presented before the registering officer on date **31-Jan-2020** by **URBAN SAHAKARI GRIHA NIRMAN SAMITY LTD REP BY ARUN KUMAR MUKHERJEE , S/O, D/O, W/O B N MUKHERJEE** resident of OFFICE AT ALAKANANDA COMPLEX C BLOCK GROUND FLOOR KUNJNAGAR SONARI JAMSHEDPUR EAST SINGHBHUM ,..

This deed was registered as Document No:- **2020/SR/400/BK1/346** in Book No :- **BK1**, Volume No :- 67 from Page No :- 1 to 100 at, office of **District SRO - Jamsheedpur**

Date:- **31-Jan-2020**


Registering Officer

Sch. XIV-F.No. 180

खिला का नाम **पूर्व विहार**
 अनुमण्डल का नाम **सुपुल**
 अंचल का नाम **उत्तर प्रदेश**
 नाम सर्कल । नाम मौजा मय **आलिदा क्षेत्र भाग**
 थाना व थाना नम्बर **वाराणसी-9**

V रसीद मालगुजारी
 फरद मालकी / फरद रैयती
 चान रैयत मय वल्लियत जनाबन्दी
 सकुनत नम्बर। **41**

Vol - 1A
 4-8
5449623 WHP

| | |
|-----------------------------------------------------------------------------|------------------------|
| खोता संख्या | खसरा संख्या |
| 24, 139, 26, 272, 137, 1947, 1496, 1472, 1490, 1779, 1515, 1476, 1581, 1518 | 1537, 1508, 1469, 1687 |
| 136, 294, 298, 137, 141 | 1478, 1478, 1689 |

29-08-08 **मेसज अवेन सहकारी ग्रह निर्मा, समिति**
जानपुर

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

| मांग बाबत | 14-15 सालाना | बकाया | | | | हाल |
|----------------|--------------|--------------------|----------|----------|----------|----------|
| | | तीन वर्ष से ज्यादा | 3रा वर्ष | 2रा वर्ष | 1ला वर्ष | |
| माल (नकदी) | 9708.60 | / | / | / | / | / |
| गुजारी (भावली) | 2427.15 | | | | | |
| सेस | 4851.30 | | | | | |
| *सूद | 4854.30 | | | | | |
| मुतफरकाल मीजान | 1941.80 | | | | | |
| | 25786.15 | | | | | 25786.15 |

| अदायकारी बाबत | तीन वर्ष से ज्यादा | बकाया | | | | मातलबा हाल | फाजिल |
|-------------------------|--------------------|----------|----------|----------|----------|------------|-------|
| | | 3रा वर्ष | 2रा वर्ष | 1ला वर्ष | | | |
| माल (नकदी) | / | / | / | / | / | / | |
| गुजारी (भावली) | | | | | | | |
| सेस | | | | | | | |
| *सूद | | | | | | | |
| मुतफरकाल मीजान अदायकारी | | | | | | | |
| | | | | | 9708.60 | | |
| | | | | | 2427.15 | | |
| | | | | | 4851.30 | | |
| | | | | | 4854.30 | | |
| | | | | | 1941.80 | | |
| | | | | | 25786.15 | | |

- (1) मीजान कुल (लपर्जों में)
- (2) नाम देहिन्दा -
- (3) कुल बकाया -

29/08/11 **4628** **25786.15**

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

NCCF-2010



६६६६

on plain paper.
 27.9.86
 244/86-87
 105 87: 29-7-86

True copy.
 17/11/87
 17/11/87

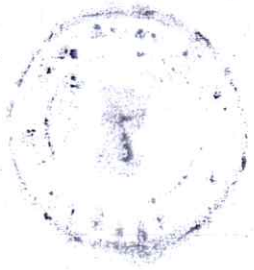
1. Sr: Anuloch Choudhary 29-9-86. (signed in the original in Bengali script).
 2. Sr: Anupama Nath Choudhary 29-9-86.
 3. Sr: Anuloch Choudhary 29-9-86.
 4. Sr: Ajit Choudhary 29-7-86.
 5. Sr: A.K. Choudhary 29-9-86. सत्यमेव जयते

Sale deed: This deed of sale is made on the 29th day of September 1986, between: 1. Sr Anuloch Choudhary, son of late Nil Mathan Choudhary, 2. Sr Anupama Nath Choudhary son of late Gobal Bahari Choudhary, 3. Sr Anuloch Choudhary and 4. Sr Ajit Choudhary wife, name of late Purna Ballav Choudhary, all of fair Hindu, resident of village Dima, P.S. M.G.M. College (Dimas), in town Jhansi, district Jhansi, hereinafter called the sellers (which expenses shall remain refundable to the extent include their heirs, relatives, administrators, etc. and next of kin).

In favour of Sr Anuloch Choudhary

Handwritten notes and signatures on the left side of the page, including dates like 27.9.86 and 29.7.86, and names of the parties involved in the sale deed.

18.4.81



Nirman Samity Limited, Jamshedpur, a House Building Society, registered under the Bihar and Orissa Co-operative Societies Act, vide No. 27 JAM having its office at Jawaharnagar Purulia Highway, P.S. Pargua, in town Jamshedpur, represented P/2 (Page

2) Sri: Ashutosh Choudhury (signed in the original in Bengali script). Sri: Bhupendra Nath Choudhury 29-9-86. Sri: Santosh Choudhury 29-9-86. Sri: Ajit Choudhury 29-9-86. Sri: A.K. Mukherjee 29-9-86. अधिकांश करण सहजरी वृह विभागी समिति (मि. जमशेदपुर) - 2 -

through its Chairman Sri A.K. Mukherjee son of Sri B. G. Mukherjee, residing at G.F-2, Flat, Gohmuri, P.S. Gohmuri, in town Jamshedpur District Singhbhum, hereinafter called the "Purchaser" (which expressions shall unless repugnant to the context include their heirs, successors, administrators and assigns) of the other part.

Nature of Transfer: Sale.

Value of the Property: - Rs. 24,91,125/- (Rupees Twenty-four lakhs Ninety one thousand one hundred twenty five) only.

Know all men by these presents: - whereas the sellers are the absolute and lawful owners of all that lands and what so ever more particularly mentioned in the schedule below, and

whereas the sellers namely (i) Ashutosh Choudhury, (ii) Bhupendra Nath Choudhury and (iii) (a) Santosh Choudhury and (b) Ajit Choudhury inherited the same after death of their respective fathers, namely (i) late NRI Mohan Choudhury, (ii) late Goloke Behari Choudhury and (iii) late Ban Ballav Choudhury, who were brothers each other, being their heirs and successors, AND

P/3 (Page 3. Sri: Ashutosh Choudhury 29-9-86.

उपरोक्त श्री आशुतोष चौधरी
वर्त श्री भूपेन्द्र नाथ चौधरी
पिता स्व: गोमठ बिहारी
चौधरी व श्री संतोष
चौधरी व श्री अजित श्री
अशोक चौधरी पिता स्व
राज बल्लभ चौधरी. व
पुत्री पद्मावती श्री विभवनाथ
चौधरी, पिता का नाम श्री
बाबूराव चौधरी. एम.
जेकासी नं. 1. कोठार
मिठा डि उद्योग दस्तावेज
निवासी नं. 101 ई।

912.
Sri: Ashutosh Choudhury

(Signed in the original in Bengali script).

Sri: Bhupendra Nath Choudhury 29-9-86.

Sri: Santosh Choudhury 29-9-86.

Sri: Ajit Choudhury 29-9-86.

Sri: Bismwanath Choudhury 29-9-86.

Sri: B. Bala. 29-9-86.

Witnessed & Read by
S.K. Jaiswal.
17/11/86
Compared by
[Signature]



REGISTRAR
JAMSHEDPUR
17/11/86

18.4.86

Signed in the original in Bengali script. Sd/- Bhupendra Nath Choudhury 29-9-86. Sd/- Santosh Choudhury 29-9-86. Sd/- Ajit Choudhury 29-9-86. Sd/- A.K. Mukherjee 29-9-86. অক্ষয় অরুণ সর্কারী এই নিমিত্ত সমিতি লিঃ অমরকান্দুর) :-

whereas the latter have been exercising all acts of ownership therein Property as Raiyats and have been in physical possession over the Property in question, to the knowledge of all, without any let, hindrance or interruption from any corner and by payment of due ground rent and other taxes to the superior land lord, AND

whereas the abovesaid latter have unanimously agreed with the Purchaser for absolute sale of the said Property, to him (i.e. Purchaser) for a total Consideration of Rs. 24,91,125/- (Rupees Twenty four lakhs ninety one thousand one hundred twenty five) only.

Now the deed of sale witnesseth: - That in pursuance of the said agreement and in consideration of the said sum of Rs. 24,91,125/- (Rupees twenty four lakhs ninety one thousand one hundred twenty five) only, the Purchaser already paid a sum of Rs. 16,30,125/- (Rupees sixteen lakhs thirty thousand one hundred twenty five) only vide different Cheques NOS. SB 141776, SB 141783, SB 141777, SB 141784, SB 141778, SB 141785, all drawn on Bishnupur District Central Co-operative Bank Limited, Bishnupur and the cheque NOS. CB/84/822551, CB/84/822561, CB/84/822553, CB/84/822563, CB/84/822552, CB/84/822562, all drawn on Indian Overseas Bank Bishnupur, and the Purchaser further paid to day a sum of P/4 (Page 4. Sd/- Anant Choudhury 29-9-86. (Signed in the original in Bengali script) Sd/- Bhupendra Nath Choudhury 29-9-86. Sd/- Santosh Choudhury

From Mr. Mukherjee
12.4.16



REGISTRAR
BISHNUPUR
15/11/87

29-9-86. Sd/- Ajit Choudhury 29-9-86. Sd/- A.K. Mulkherjee 29-9-86. अमेनत अरबन सैकरी गृह निर्माण समिति लि० जमशेदपुर - ५.

Rs. 8,61,000/- (Rupees Eight lakhs sixty one thousand) only vide cheque NOS. CB/84/36/822580, CB/84/36/822581, CB/84/36/822582, all drawn on the Indian Overseas Bank, Bistupur, on 29-9-1986, totalling a sum of Rs. 24,91,125/- (Rupees Twenty four lakhs Ninety one thousand one hundred twenty five) only to the sellers, the receipt whereof the payment do hereby acknowledge, accept and admit as full and final consideration amount in respect of the said Property. The sellers do hereby stipulate and for ever Convey, Sell, deliver and transfer all that Property more fully mentioned in the schedule below unto the Purchaser its heirs and Successors, Successors-in-office, Administrators and assigns by those Present and the sellers their heirs and Successors and executors shall have no claim over the Property in question hereby Conveyed in favour of the Purchaser by this deed of sale.

That the sellers are completely divested of all their interest and right, in the said Property and the Purchaser has will pay the ground rent and other taxes of the said Property to the Superior land lord in its own name in the office of the Superior land lord in respect of the said Property.

That the sellers assure the Purchaser and Covenants: (i) that the sellers are the lawful and absolute owners of the Property more fully mentioned in the schedule above and are entitled to Convey the same unto the Purchaser.

P/5 (Page 5. Sd/- Aswath Choudhury 29-9-86. (Signed)

18.4.11
Sd/-
18.4.11



REGISTRAR
JAMSHEDPUR
17/11/87

in the original in Bengali script). Sd/- Bhupendra Nath Choudhury 29-9-86. Sd/- Santosh Choudhury 29-9-86. Sd/- Ajit Choudhury 29-9-86. Sd/- A. K. Mukherjee 29-9-86.

অমল অরুণ সর্কারী স্ট্রী নিগমী সমিতি লিঃ (সমরস্ট্রী) - 5-
(ii) That the Property hereby Conveyed in favour of the Purchaser is free from all encumbrances, charges and liens and the Sellers will put the Purchaser in possession of the said Property as or before the execution and registration of the said sale deed.

(iii) That the Sellers hereby agree to execute any further document/s or assurance/s if necessary in order to further perfect the title and possession of the Purchaser in question of the Property.

(iv) That in the event of the said Property or part thereof being lost to the Purchaser or on account of any claim made to by any Concern or that event the Sellers shall be liable to the Purchaser and shall recoup the Purchaser for any such loss or damage.

(v) That the Sellers prior to this sale have not conveyed or otherwise alienated the said Property or part thereof to any other third Party or Concern.

That the Sellers have obtained Income tax clearance vide Income tax case No. 294/86-87 from Income Tax "A" ward, Jamshedpur dated 9-7-86 for transferring the said Property to the Purchaser.

That both the Parties to this deed, have obtained permission/clearance from the competent authority for P/6 (Page 6. Sd/- Santosh Choudhury 29-9-86. (Signed in the original in Bengali script). Sd/- Bhupendra Nath Choudhury 29-9-86. Sd/- Santosh Choudhury 29-9-86. Sd/- Ajit Choudhury 29-9-86. Sd/- A. K. Mukherjee 29-9-86. অমল অরুণ সর্কারী স্ট্রী নিগমী সমিতি লিঃ (সমরস্ট্রী) - 6.

Transferring the Property, by the Sellers to the Purchaser.
Schedule: (Description of the Property hereby transferred) All that Piece and Parcel of



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JAMSHEDPUR
15/11/87

9.11.87
Sd/- M. N. S. S. S. S.

agricultural lands in raiyati nature together with house, talab, trees, etc, situated at Manja Dinna, P.S. Mango, now M. R. M. College (Dinna), Thana No. 1643, recorded under ward No. 9, sub registry Jamshetpur, District Singhbhum, for Item No. (i)

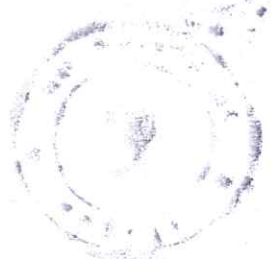
| khata No. | Plot No. | Nature of Land. | Area B.K.D. | Boundary. |
|-----------|---------------|-----------------|-------------|---------------------------------------------------------------|
| 271 | 1497 ✓ | Qasa | 0-0-10, | N: Plot no. 1498, S: Plot no. 1501 |
| 271 | 1496 ✓ | Das-II | 1-8-10, | N: Plot no. 1492, S: Plot no. 1501 |
| 271 | 1492 ✓ | Das III | 2-16-3, | N: Plot Nos. 1493, 1480, 1491, S: Plot Nos. 1496, 1497, 1498. |
| 271 | 1490 ✓ | Das-II | 0-12-0, | N: Plot No. 1480, S: Plot No. 1491. |
| 271 | 1479 ✓ | Das-III | 0-13-0, | N: Plot nos. 1472, & 1477, S: Plot Nos. 1494, 1495. |
| 271 | 1515 ✓ (part) | Das-II | 0-2-9, | N: Plot No. 1518, S: Rest portion of Plot No. 1515. |
| 271 | 1476 ✓ | Das II | 1-0-5, | N: Plot No. 1518, S: Plot No. 1478, |
| 271 | 1481 ✓ | Das-I | 0-9-10, | N: Plot nos. 1471 & 1472, S: Plot no. 1480. |

P/7 (Page 7. Sps: Asutosh Choudhury 29-9-86. (Signed in his original in Raiyati script). Sps: Bhupendra Nath Choudhury 29-9-86. Sps: Sanjib Choudhury 29-9-86. Sps: Ajit Choudhury 29-9-86. Sps: A.K. Mukherjee 29-9-86. श्रीमद्दत्त जयलाल सहायरी एके निमोन समिति लि (जमशेदपुर) - 7

| khata No. | Plot No. | Nature of Land. | Area B.K.D. | Boundary. |
|-----------|--------------------|------------------|-------------|----------------------------------------------------------|
| 271 | 1516 ✓ | Qasa-II | 1-19-0, | N: Plot No. 1517, S: Plot No. 1471. |
| 139 | 1465/4975 ✓ (part) | Qasa | 2-2-6, | N: Rest portion of Plot No. 1465/4975, S: Plot no. 1467, |
| 261 | 1467 ✓ (part) | Qasa-II | 0-6-0, | N: Plot No. 1465, S: Plot No. 1468, |
| 272 | 1690 ✓ 2, 4 | Mokau, Qasabegia | 2-10-12 | N: Plot No. 1688 & 1689 S: Plot No. 4975, |

Total: 15-6-5

SRI MUKHERJEE 18.4.16



REGISTRAR
JAMSHEDPUR
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| | | | | |
|-----|-------------|----------|---------|-----------------------------------------------------------------|
| 293 | 1472 | Moti Ark | 0-1-10, | N: Plot No. 1470, S: Plot No. 1481, |
| 293 | 1471 | Dan-II | 0-13-0, | N: Plot No. 1516 & 1470 |
| 136 | 1518 (part) | Gora-II | 0-10-4, | S: Plot No. 1474 & 1473,
N: Plot No. 1468, S: Plot No. 1515, |
| 293 | 1468 (part) | Dan-II | 0-4-0, | N: Plot No. 1467 & 1466
S: Plot No. 1518. |
| 139 | 1469 (part) | Gora-II | 0-5-0, | N: Plot No. 1465, 1466,
1467, S: Plot No. 1517. |
| 139 | 1470 | Gora-II | 0-6-16, | N: Plot No. 1469, S: Plot No. 1471. |
| 139 | 1469 | Gora II | 0-10-0, | N: Plot No. 1465, S: Plot No. 1517. |

P/9 (Page 9. Sd/- Ashuloch Choudhury 29.9.86.
 (Signed in the original in Bengali script). Sd/- Bhupendra
 Nath Choudhury 29.9.86. Sd/- Santosh Choudhury 29.9.
 86. Sd/- Ajit Choudhury 29.9.86. Sd/- A.K. Mukherjee
 29.9.86. अस्मत्क अस्मन् सस्वरी गृह निवासी समिति त्रि

| Khata No. | Plot No. | Nature of land. | Area B.K.D. | Boundary. |
|-----------|-------------------|-----------------|-------------|------------------------------------------------------------|
| 139 | 1465/14975 (part) | Gora-II | 1-5-12 | N: Plot no. 1690, S:-
Rest portion of Plot no.
4975. |

Total 9-14-3.

Shem No. (iv)

| | | | | |
|-----|------|---------|--------|--------------------------------------------------------------------|
| 134 | 1687 | Telaw | 1-2-0, | |
| 141 | 1689 | Gora-II | 3-6-0 | N: Plot No. Rest Portion
of Plot No. 1689,
S: Plot No. 1690. |

Total 4-8-0.

Grand total : 35 Bighas II Kathas 15 dhurs.
 - Annual Rent: A. Khata No. 271 - Rs. 20-95
 B. Khata No. 139 - Rs. 13-80
 C. Khata No. 261 - Rs. 0-60
 D. Khata No. 272 - Rs. 2-50
 E. Khata No. 136 - Rs. 2-50
 F. Khata No. 294 - Rs. 0-70
 G. Khata No. 293



308-10-3700
 18/11/87

Shri M. M. Mukherjee
 18.11.87

Rs. 10-65 Paisa, Khata No. 154. Rs. 5-30 Paisa and
Khata No. 141 - Rs. 3-60 Paisa only.

(23)

The witness whereby the sellers do hereunto set
their respectful hands to day at Jamsheerpur
on this day, month and year first above written.

Read over and explained the contents of the
deed to the executants who admitted to be
correct. Sd: D. R. Ghosal, Advocate 29/9/86.

Witnesses: ① B. Choudhury. (Biswanath
Choudhury) Dina Basu 29-9-86. ② Sd:
Ranjit Mukherjee 29-9-86.

Typed by: Sd: M. M. Sankar. 29-9-86. M.
Sankar, Jamsheerpur.

Noted & Read by.

Sukit Kumar Jaiswal.
17-1-87.

Confirmed by.

Md. Anis
17-1-87.



REGISTRAR
JAMSHEERPUR
17/1/87

From Mr. Mukherjee
18.9.11

Compare
AS