

802 Mangra ... 69, 186/5

Handwritten notes: "Duty accounted", "amount at 155", "B. Bedm", "155/11/2002"

Urban Sahakari Griha Nirman Samity Ltd. JAMSHEDPUR. Hony. Secretary Urban Sahakari Griha Nirman Samity Ltd. JAMSHEDPUR.



Nirmala Singh 25/11/2002

भारतीय मुद्रांक विधिवक 1899-40 अनुसूची-1 (क) में 33 के अन्तर्गत प्रकाशित होने के लिये मंजूर है।

M/S. URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED. JAMSHEDPUR. Registration No. 27 JAM' 35

(127)

25/11/2002

Handwritten notes: "Fud... note... 25/11/2002"

THIS INDENTURE OF LEASE is made and executed on this the 25th day of January... 2002 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 Ananda Kumar Chakraborty son of Late S.P. Chakraborty of 47, Chandrawatinagar, Mango N.H.33, P.S. Ulidih (Mango) Jamshedpur and Hony. Secretary R.S. Dubey son of Late Pandit Ramasaray Dubey of M.I.G- 183, Adityapur, -P.S. Adityapur, Jamshedpur, represented through its Authentic Power of Attorney Sri Ananda Kumar Chakraborty son of Late S.P. Chakraborty of 47, Chandrawatinagar, Mango, P.S. Ulidih (Mango) Jamshedpur vide Authentic Power of Attorney No.3 dated 05.10.2001 which was registered District Sub-Registry Jamshedpur, hereinafter referred to as the "Society" (which expression shall unless excluded by or repugnant to the context includes its legal representative, administrator, successor in interest and assign of the said Society) of the One Part as LESSOR.

A N D

Mr/Mrs Nirmala Singh son of/wife of Surya Nath Singh resident of H.No. 169-B/A, Khuntadih, Sonari East, At & P.O. Sonari P.S. Sonari town Jamshedpur, District East Singhbhum a member of the above named Society being membership No. UGS/570/2002 dated 02.01.2002 hereinafter called the LESSEE (which expression shall mean and include his/heirs, legal representatives, executors, nominees and successors) subject to the bye-laws of the Society of the Other Part.

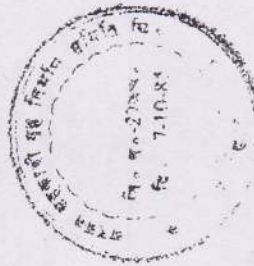
WHEREAS in the ordinary course of business to acquire, develop and provide land to its members for constructing their residential houses thereon the above named Society has acquired land together with Talaw, trees etc. by way of purchase vide Sale Deed No. 6796 dated 28.12.33 situates at Mouza Dimna, within P.S. Mango (now M.G.M. College Dimna) Jamshedpur. District East Singhbhum, under ward No. 3 measuring a total area of Twelve bighas ten kathas which site has been named by the Lessor Society as "Chandraprabha Nagar".

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

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Alia 20/6/22
Chairman 25/11/2022
Urban Sahakari Grids
Nirman Samity Ltd.,
Jamshedpur

P. S. Singh
25/11/2022
Hon. Secretary,
Urban Sahakari Grids
Nirman Samity Ltd.,
Jamshedpur



Nirmala Singh
25/11/2022
(B)

AND WHEREAS the said plots were allotted by formal letter of allotment to bonafide members of the society who have paid the cost of such plot as per the rules and bye-laws of the 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 full payment towards the costs and development charges of the plot as per rate decided by the Lessor Society.

AND WHEREAS the Lessee above named as a share holder is a constituent member of the Lessor Society being Membership No. *UG/S/570/2002* in the Register of Member maintained by the Lessor Society in its regular course of business and under the rules of the Society the Lessee has become entitled for allotment of a plot as a lessee under the Society for the purpose of facilitating construction of residential house thereon by the Lessee.

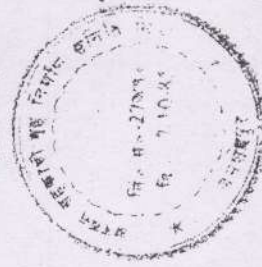
AND now it has become necessary for Lessor Society to grant to the aforesaid Lessee a Lease of a plot measuring *40' x 60' = 2400 sq. ft.* being Lessor's Plot No. *20* Situated in Mouza Dimna within P.S.-Mango, (Now M.G.M College Dimna) more fully described in the schedule 'A' below and delineated in the maps in green colour annexed herewith being apart of this Deed for construction of his residential house thereon by the Lessee.

AND NOW THIS DEED WITNESSETH AS UNDER :

1. That in consideration of a sum of Rs. *60,126/-* (Rupees *Sixty thousand one hundred twenty six only*) only already paid by the Lessee member above named to the aforesaid Lessor Society the receipt of which the aforesaid Lessor Society hereby acknowledges, The Lessor Society herein transfers and conveys to the lessee member, Mr./Mrs. *Nirmala Singh* son of wife of *Surya Nath Singh* on the strength of him / her membership No. *UG/S/570/2002* Plot No. *20* as described in the map attached herewith marked in green colour as Annexure being part of this Lease deed with all right, interest and easement existing now or accruing thereafter for the purpose of construction on it his/her residential house as per approved plan of the Lessor Society and for the enjoyment of the same with right of ownership subject to the covenants herein under entered between the Lessor Society and Lessee member above named.
2. That the Society has delivered vacant possession of the land being Plot No. *20* described in the schedule to this 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 *99* years commencing on the *25th* day of *Jan* 2002 subject to 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 which the Society consider necessary for the common benefits and comforts of its members.

Chairman 25/11/2002
Chairman
Urban Sahakar Griha
Miran Samity Ltd.,
Jamshedpur.

25/11/2002
Joint Secretary
Urban Sahakar Griha
Miran Samity Ltd.,
Jamshedpur.



25/11/2002
Nimla Singh

4. That the Lessee shall pay annual rent of Rs. 36/- (Rupees Thirty six only) payable in advance on the 15th day of February of each year without any deduction.

5. that the lessee for himself and for his heirs, successors permitted assigns respectively with the intent that the obligation may continue throughout the term of lease herein created hereby agrees with the Lessor specely 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

b) To pay to the society along with the aforesaid rent during the continuation of his lease a further sum of money as may be assessed by the society for further development work which will be proportionate to the amount expended by the society on the demised plot herein described in the schedule 'A' below. such further contribution as may be assessed by 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 imposition or outgoing imposed or to be imposed by any notified area committee or other satutory 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 charge 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 there of failing which the less Committee Buildings Society, authority or 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 regulation of the lessor society as per the bye -laws for the time being inforce in all matters for the purpose of occupying the aforesaid plot and for construction of residential house thereon and to hold and enjoy the same with his/her right of ownership on the basis of this lease and in the matter of transferring the plot and residential house thereon or any part there of and or surrend any part or whole of the same.

6. That except in the case of house building loan taken from an/nationalised bank or life insurance corporation either as a staff or other wise or from any other government recognized agency , body, society and from the employer of the leasee either from the purpose of cost to wards plot or towards rhe construction of the residential house therom, the lessee shall not charge, encumber or otherwise transfer the plot or building there on or both or any part thereof to any person except to this heirs and successors with out the previous permission in writing from the society.

7. That in the event the lessee member desires to sell his residential house on the plot, the lessee shall be entitled to negotiate such sale with the person of his choice, but such person shall be a member of society and before finalising such transfer the lessee shall give intilimation of the same to the lessor society for the purpose of execution of fresh lease deed in this matter.

8. That in case sale of the building and 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 charge. encubered or mortgaged to seek the repayment of loan by the lessee.

Alhakombh
Chairman
Urban Sahakari Griha
Nirman Samity Ltd.,
Jamshedpur.

Nirman
Hon'y Secretary
Urban Sahakari Griha
Nirman Samity Ltd.,
Jamshedpur.



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Nirmala Singh
25/1/2002

SCHEDULE 'A'

(Full particulars of the allotted)

District Singhbhum, with pargana Dhalbhum P.S. Mango, Jamshedpur under ward No. 9, within Mouza Dimna under Thana No. 1643, lessor Society's Plot No. 20, being one number of plot measuring area 40' X 60' = 2400 Sq. Ft. being portion of R. S. Plot No. 1864 Katha No. 441 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 19
- South : Society's Plot No 21
- East : Society's Alley
- West : Society's Road

In witness whereof the parties to this Deed namely M/s. Urban Sahakari Griha Nirman Samity Limited Jamshedpur and the Lessee member above named namely Mrs. Nirmala Singh son of / wife of Mr. Surya Nath Singh have set their hands on the deed the 25.1.2002 day of January 2002

Certified that the original and duplicate are the true and exact reproduction of each other

COMMON SEAL



Alhakombh
Chairman
Urban Sahakari Griha
Nirman Samity Ltd.,
Jamshedpur

SIGNATURE IN FULL OF
THE CHAIRMAN OF THE SOCIETY.

Surya
Hon'y Secretary
Urban Sahakari Griha
Nirman Samity Ltd.,
Jamshedpur

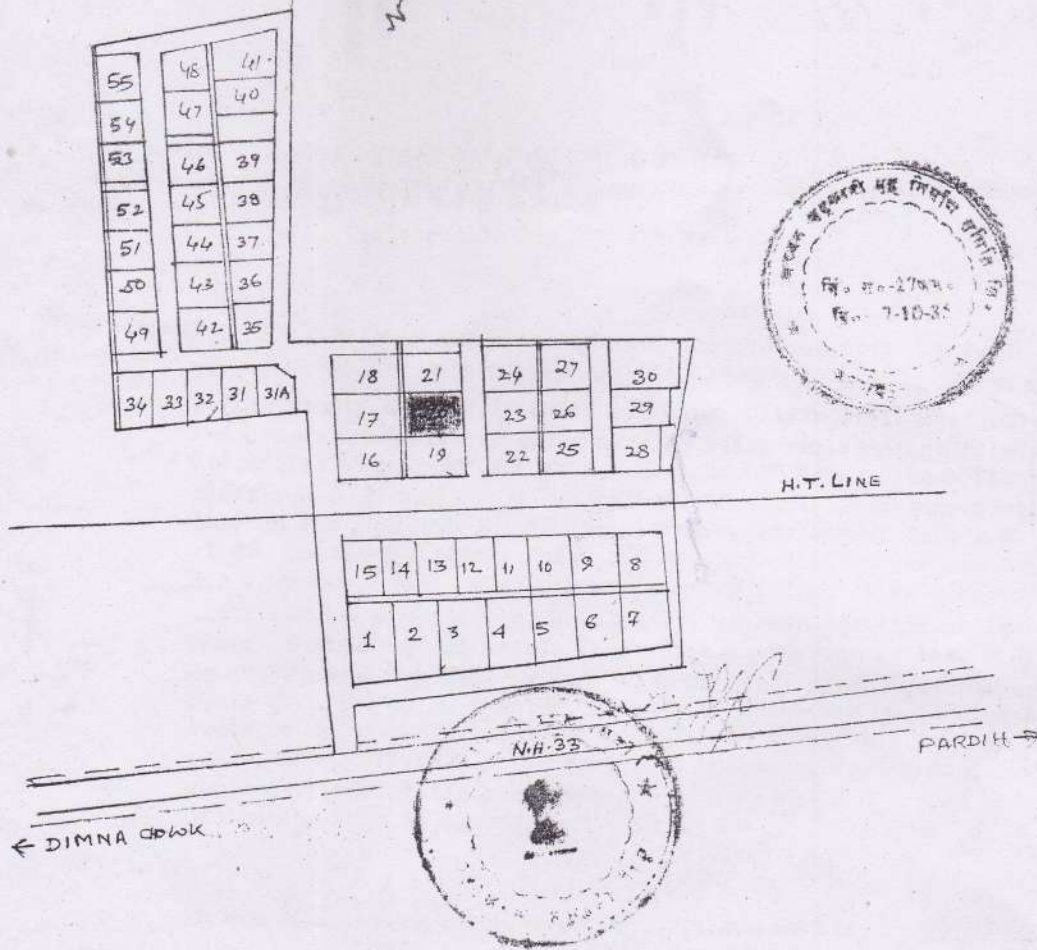
SIGNATURE IN FULL
OF THE HON'Y. SECRETARY
OF THE SOCIETY

Nirmala Singh
SIGNATURE IN FULL
OF THE LESSEE MEMBER

Witnessed by
Alhakombh
Adv
25.1.2002

- Witness
1. *Arum Kar. Murchay*
 2. *H.C. Upadhyay*

URBAN SAHAKARI GRIHA NIRMAN
SAMITI LTD. JAMSHEDPUR.



Chandela Singh
MEMBER

Chandela Singh
CHAIRMAN
Chairman
Urban Sahakari Griha
Nirman Samity Ltd.
Jamshedpur

Chandela Singh
HONY. SECRETARY
Hony Secretary
Urban Sahakari Griha
Nirman Samity Ltd.,
Jamshedpur