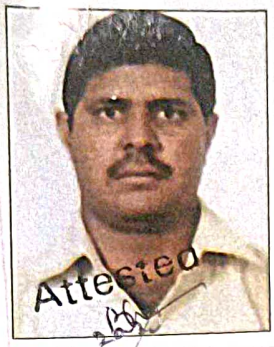
Lease Deed for 90 Yrs.

P.S Mango.

प्रमाणित किया जाता है कि सहायक निबंधक, सहकारी समितियां, जमशेदपुर के पत्रांक 523 दिनांक 12/10/2023 के आदेशानुसार निबंधन की स्वीकृति प्रदान की जा सकती है।

हस्ताक्षर 17/10/2023



17.10.2023

Vice Chairman
Urban Sahakari Griha
Nirman Samity Ltd.
Jamshedpur

2023/JSR/5651/BKI/5266

खाता नम्बर 441

प्लोट नम्बर 1264

देय प्रतिबंधित सूची मे दर्ज नहीं है।

17/10/2023

Stamp duty Remitted vide govt of Bihar Notification No 1991/Ro.Ka.Vi.Vi.1-35/VIS/1-4

LEASE DEED

URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED, JAMSHEDPUR.

REGISTRATION NO.27 JAM'85.

APP-16-10-23

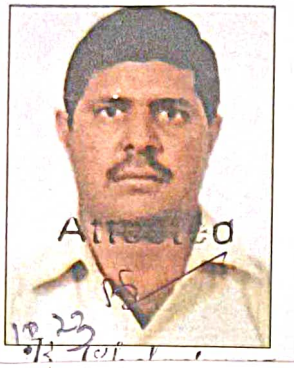
THIS INDENTURE OF LEASE IS MADE AND EXECUTED ON THIS THE 17th DAY OF OCTOBER 2023 AT JAMSHEDPUR;

B E T W E E N :-

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 Vice Chairman- **MANOJ KUMAR UPADHYAY (Aadhaar No.xxxx xxxx 7109 ; PAN-AAOPU6143Q ;)** S/O Shiv Pujan Upadhyay, by faith Hindu, by Caste General, by Nationality Indian, by Occupation Service, resident of H.No.22, Road No.5, In front of Kidzee School, Old

Fee levied under Exemption Not ① Table of Fees.

दस्तावेज प्राप्त कर्ता



17/10/23

17/10/23

Vice Chairman
Urban Sahakari Griha
Nirman Samity Ltd.
Jamshedpur

मनोज कुमार उपाध्याय पिता - शिव पूजन उपाध्याय
बिष्टुपुर थाना - बिष्टुपुर
17/10/2023 ..... के उपस्थित होकर हस्ताक्षर किये
10/47
जमशेदपुर

निबंधन-पदाधिकारी का हस्ताक्षर
17/10/2023

17/10/23

Circuit House Area, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, State Jharkhand, 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

SHAILENDRA KUMAR S/O Ganesh Chandra Purvey, by faith Hindu, by Caste General, by Occupation Govt. Service in CRPF, by Nationality Indian, presently residing at Qtr. No.7, Type-IV, 106 RAF/CRPF Sundernagar, Jamshedpur, District East Singhbhum, Jharkhand, Permanent resident of House No.63, Godhi Ghat, Gandhi Nagar, P.O. & Dist. Godda, Jharkhand-814133, a member of the above named Society being Membership **No.UGS/909/2023**, hereinafter called the **LESSEE** (which expression shall mean and include his heirs, legal representatives, executors, nominees and successors) subject to the by-laws of the Society of the **OTHER PART;**

UID No. xxxx xxxx 6979 ; & PAN- APFPK0086A ;

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 6796, dated 28.12.88** situated at Mouza Dimna within P.S. Mango (now M.G.M.

College, Dimna), Jamshedpur, District Singhbhum East, under Ward No.9, M.N.A.C. measuring a total area of 12 Bighas, 10 Kathas which site has been named by the Lessor Society as **"Chandraprava Nagar"** ;

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

AND WHEREAS, the said plots were allotted by formal letter of allotment to bonafide 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 fully 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.UGS/908/2023** in the Register of Member maintained by the Lessor Society in its regular course of business and under the rules of the

जिला अवर निबंधक का कार्यालय
जिला सिंह ... प्रयागराज

Mkupadhyay 17/10/23

Society the Lessee has become entitled for allotment of a plot as a Lessee under the Society for the purpose of facilitating construction of residential house thereon by the Lessee ;

AND now it has become necessary for the Lessor Society to grant to the aforesaid Lessee a Lease of a **Plot measuring 40'ft. X 55'ft. = 2200 Sq.ft. i.e. 5.05 Decimals** being Society's **Plot No.23**, situated in **Mouza Dimna** within P.S. Mango, 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 SHAILENDRA KUMAR** S/O Ganesh Chandra Purvey on the strength of **his Membership No.UGS/908/2023** , of Society's **Plot No.23** 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 **his** residential house as per approved plan of the Lessor Society and for enjoyment of the same with right of ownership subject to the covenants

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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.23** 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 17 15 day of October 23 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.** 231 **/- 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 and permitted assigns respectively with the intent that the obligation may

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जिला सिंगरौली

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continue throughout the term of lease herein created hereby agrees with the Lessor Society as follows :-

a) To pay the reserve rent on the day and in the manner aforesaid and in case of default but without prejudice to the right of re-entry hereinafter contained to pay interest at the rate of 12% per annum 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 expanded 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

जिला अन्न निरीक्षक का कार्यालय

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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 **his** 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 **his** heirs and successors without the previous permission in writing from the Society.

7. That in the event the Lessee member desires to sell **his** residential house on the plot, the Lessee shall be entitled to negotiate

जिला अवर निबंधक का कार्यालय
पूर्वी सिंहभूम, चाईबासा

such sale with the person of **his** 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.

SCHEDULE 'A'

District Singhbhum East, within Pargana Dhalbhum, P.S. Mango (M.G.M.), Jamshedpur, under Ward No.9 M.N.A.C. within **"Chandraprava Nagar" at Mouza Dimna**, under Thana No.1643, recorded under **New Khata No.441, being portion of New Plot No.1264** within Lessor **Society's Plot No.23** being one number of **Plot measuring area 40'ft. X 55'ft. = 2200 Sq.ft. i.e. 5.05 Decimals** which is part and parcel of the land acquired by the Lessor Society and delineated and shown in Red colour in the map annexed herewith.

Bounded by :-

North : Society's Plot No.22

South : Society's Plot No.24

East : Society's Road ;

West : Society's Alley ;

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Rent Receipt Vol. No. 31 ; Page – 7 ;

The above property situated within Holding No.0000015974000M0

Ward No.9 of Mango Nagar Nigam.

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 **SHAILENDRA KUMAR** S/O Ganesh Chandra Purvey have set their hands at Jamshedpur on this deed the mentioned above.

Read and found correct.

WITNESSES :-

1. 17.10.2023
Arun Mukherjee
S/O Late B.N. Mukherjee
4/1 Shectal Chaya Apt.
Das Basti, Sonari
Near Saibaba Mandir
P.O & P.S. Sonari
JSR-831011

2. 17.10.23
Tarun Kumar Singh
S/O S.P. Sinha
Plot No: 220 Ashok Vihar, Kalpana Puri
Adityapur - 832109

SIGN. OF LESSOR. 17.10.23

जिला उपनिबंधक के कार्यालय

17/10/23

Printed by :

Drafted by :

Advocate, Jsr.court.

LESSEE

Shailendra Kumar
17.10.2023

17.10.2023

SIGN. OF THE LESSEE.

(SHAILENDRA KUMAR)

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

Advocate.

जिला अवर निबंधक का कार्यालय

जिला अवर निबंधक का कार्यालय

कार्यालय सहायक निबंधक सहयोग समितियाँ, जमशेदपुर अंचल, जमशेदपुर

पत्रांक 523 दिनांक 12/10/2023

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 लि0, अलकनंदा कम्पलेक्स, सोनारी, जमशेदपुर के पत्रांक–US/94 दिनांक–09.10.2023 के द्वारा समिति के सदस्यो के लीज डीड दस्तावेज के निबंधन हेतु अनुरोध किया गया है जो निम्नवत है :–

SL. NO.	Name Of The Member	Membership No.	Property Details	Sq.Ft.
01	Shailendra Kumar S/o Sri Ganesh Chandra Purvey	UGS/908/2023	23, Chandra Prabha Nagar, Mango, Dimna, Jamshedpur	40x55 =2200
02	Dr. Rana Praween Kumar S/o Mr. Ashok Kumar Singh	UGS/909/2023	24, Chandra Prabha Nagar, Mango, Dimna, Jamshedpur	50x55 =2750

O/C

अतः पत्र में अंकित सदस्यों के निबंधन हेतु, सचिव निबंधन विभाग झारखण्ड, रांची के पत्रांक 494, दिनांक 20.02.2009 के आलोक में जाँच पदाधिकारी श्री अनिल कुमार श्रीवास्तव, 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
12/10/23
सहायक निबंधक

ज्ञापांक : 523 दिनांक 12/10/2023

प्रतिलिपि :– अध्यक्ष अरबन सहकारी गृह निर्माण समिति (लि0), अलकनंदा कम्पलेक्स, कुंज नगर सोनारी, जमशेदपुर को सूचनार्थ एवं अनुपालनार्थ प्रेशित ।

12/10/23
सहायक निबंधक

MANGO NAGAR NIGAM

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

Memo No. : 933190071023025126
Date : 07-10-2023
प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री **SHAILENDRA KUMAR S/O GANESH CHANDRA PURVEY,**
मोहल्ला **PLOT NO-23 CHANDRA PRABHA NAGAR DIMNA NH-33 MANGO JAMSHEDPUR JAMSHEDPUR**
EAST SINGHBHUM , 831018
9668896202

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं° - **0090015974000M0** वार्ड सं° **9** हुआ है, आपके स्व° निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य **0/-** रू° निर्धारित किया गया है ।
इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं°	Particulars	Amount (In Rs.)
1.	गृह कर	153.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		153.00

To be signed by the Applicant

नोट:-

1. कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, suda.jharkhand.gov.in 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 सम्पति 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 पायें ।
3. प्रत्येक वित्तीय वर्ष में सम्पति कर का भुगतान त्रैमासिक देय होगा
4. यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियातय दी जाएगी।
5. किसी देय घृति को निर्दिष्ट समयावधि (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 कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
7. MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये होल्डिंग नंओ 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.

14.10.23

MANGO NAGAR NIGAM, MANGO

HOLDING TAX RECEIPT

Receipt No. **TRN62197530092023093334**

Date : **30-09-2023**

Ward No : **9**

Department / Section : **Revenue Section**
Account Description : **Holding Tax & Others**
Application Type : **New Assessment**

SAF No. : **SAF780344300923100015**

Property Type : **Vacant Land**

Owner Name **SHAILENDRA KUMAR C/O**

Address : **PLOT NO-23 CHANDRA PRABHA NAGAR DIMNA NH-33 MANGO JAMSHEDPUR, MANGO, EAST SINGHBHUM Pin - 831018**

MOB No : **9668896202**

A Sum of Rs. **5899.00** (in words) **Five Thousand Eight Hundred and Ninety-Nine Only**

towards **Holding Tax & Others** vide **Cash**

Dated **30-09-2023** Drawn on **NA** Place Of The Bank.

N.B.Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear	1 / 2016-2017 To 4 / 2022-2023	2436.00
Holding Tax Current	1 / 2023-2024 To 4 / 2023-2024	612.00
	Total	**3048.00**
	Rainwater Harvesting Tax	0.00
	Penalty Amount	**3026.45**
	Less: Waiver of Intrest (35 dated. 21.07.23)	**22.95**
	Rebate on current Demand	**152.40**
	Adjust amount	**0.00**
	Amount Received	**5899.00**
	Advance Amount	**0.00**

हर वोट है जरुरी।
मतदाता के रूप मे आज ही पंजीकरण करवाएं।

Every Vote matters.
Enroll Yourself as a Voter Today .

Signature of Tax Collector

Note:-

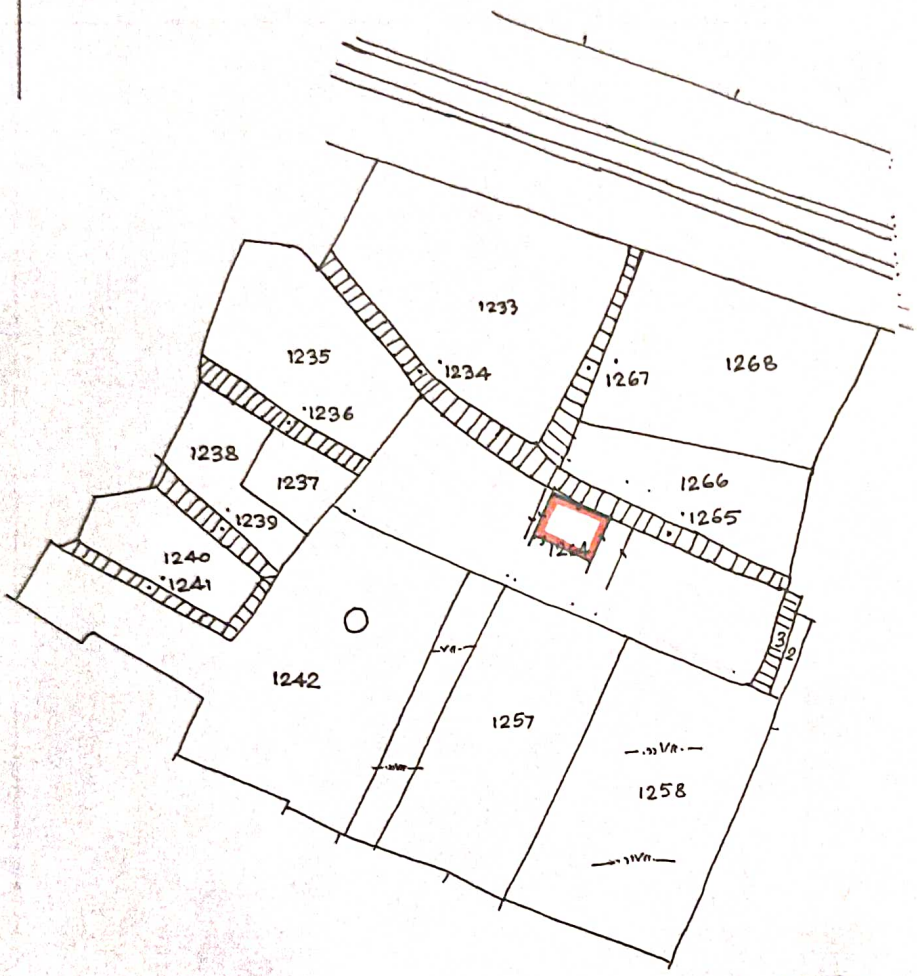
- This is a Computer genrated Receipt.This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax Amount by paying the tax before 30th june of the Financial Year.
- without prejudice to land right
- Urban Development Tax bill will not be valid as proof of ownership.
- इस संपत्ति कर का बिल स्वामित्व के साक्ष्य के लिए मान्य नहीं होगा।

For Details Please Visit : suda.jharkhand.gov.in
or Call us at 18002586545

17.10.23

In Collaboration WIth
Sparrow Softech Pvt. Ltd.
H-117, Harmu Housing Colony, Sajanand Chowk,Ranchi

नाम- अधिसूचित क्षेत्र जमशेदपुर
वार्ड संख्या- 9
चादर संख्या- 5
राजस्व थाना- घाटशिला
जिला- सिंहभूम
पैमाना- 1 से० मी० = 20 मी०
सन्- 1970-71 ईस्वी



Khata No.	Plot No.	Area.
441	1264	40'-0" x 55'-0"
		= 2200.00 sq.ft.
		i.e. 5.05 Decimals.

(Sub-Plot No- 23.)

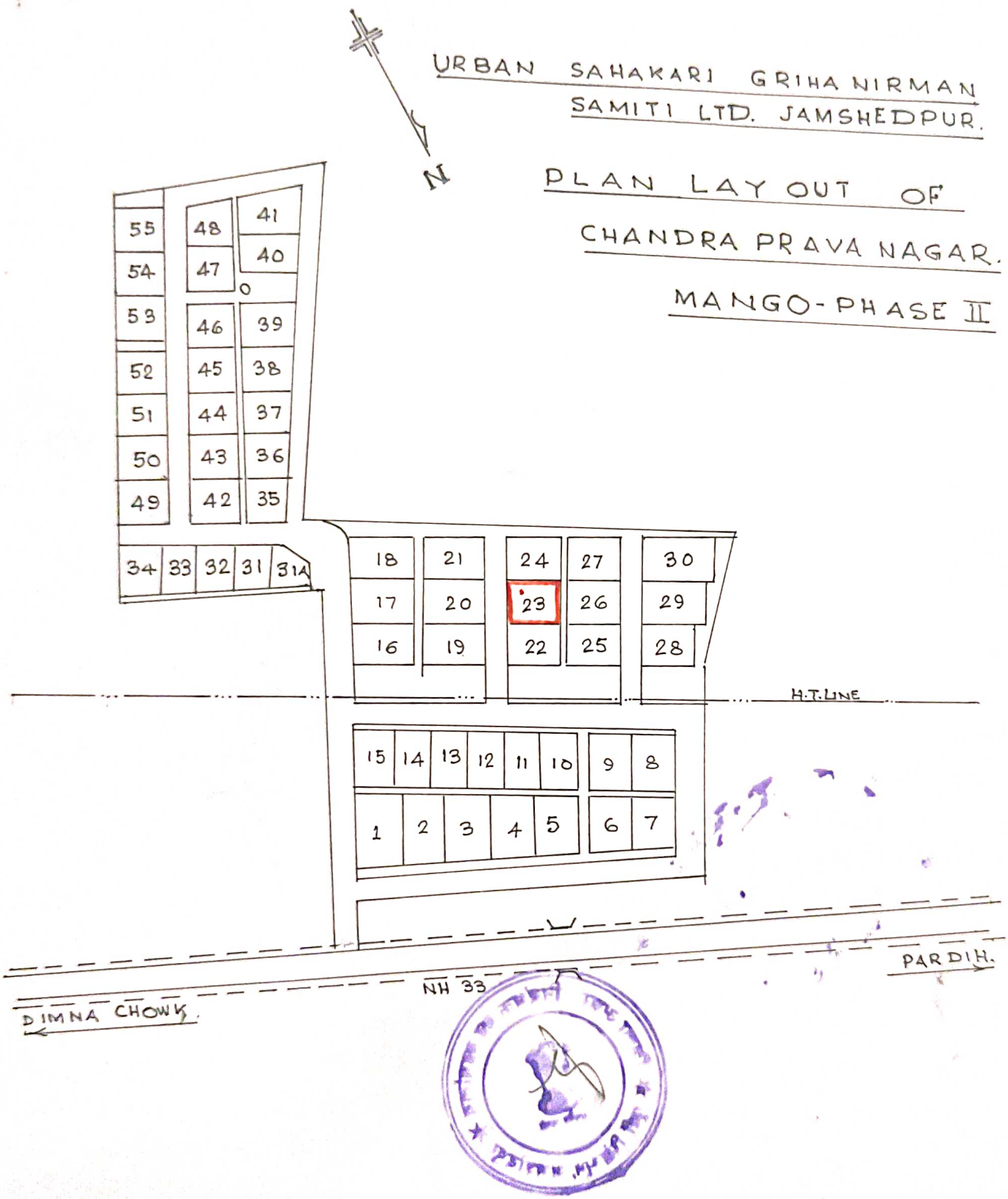
Shown in 'red' Colour.

Traced by:-

17/10/23

URBAN SAHAKARI GRIHA NIRMAN SAMITI LTD. JAMSHEDPUR.

PLAN LAY OUT OF CHANDRA PRAVA NAGAR. MANGO-PHASE II



SALE DEED

THIS DEED OF SALE is made on this the 28th day of December 1988 at Jamshedpur BY :-

SRI. MADAN MOHAN DAS, S/O Late Natbar Das, aged about 80 years, by faith Hindu, by Occupation Retired Tisco employee, resident of Uliyan, P.S. Kadma, town Jamshedpur, Distt. Singhbhum, hereinafter called in the SELLER (which expression unless repugnent to the contents includes his heirs, successors and administrator) of the ONE PART.

IN FAVOUR OF

URBAN SAHAKARI GRIHA NIRMAN SAMITI LIMITED, JAMSHEDPUR, a House Building Society, Registered under the Bihar and Orissa Co-Operative Societies Act, being its Registration No. 27, JAM, having its office at Jawaharnagar, Purbi Bigha, P.S. Mango, in town Jamshedpur, Dist. Singhbhum, represented through its Chairman Sri. A.K. Mukherjee son of Shri. B.G. Mukherjee residing at G.A-2, Flat, Golmuri, P.S. Golmuri, in town Jamshedpur, Distt. Singhbhum, hereinafter called the Purchaser (which expression shall unless repugnent to the contents include its heirs, successors, administrators and assigns in office) of the OTHER PART.

Contd...p/2.

Madan Madhav Das
28/11/88

NATURE OF TRANSFER : S A L E

VALUE OF THE PROPERTY : Rs.15,12,500/- (Rupees Fifteen Lakhs Twelve thousan five hundred) only.

WHEREAS, the Seller is the absolute and lawful owner of the all that lands and whatsoever standing thereon more particularly mentioned in the schedule below, AND WHEREAS the Seller above named has acquired the property described in the schedule below as a result of mutual partition of the family properties in the year 1959 and since then the seller above named is in peaceful physical possession over the landed property described in the schedule below as the absolute owner of the same and he has been exercising all acts of ownership in the property as raiyats to the knowledge of all without any let, hindrance or interruption from any corner and by making payment of due ground rent and other taxes to the superior landlord.

AND WHEREAS, the Seller above named has agreed with the purchaser for absolute sale of the properties described in the schedule below in favour of the purchaser for a total consideration of Rs.15,12,500/-

Contd....p/3.

Mazumdar
28/11/88

(Rupees Fifteen Lakhs Twelve thousand five hundred) only.

NOW THIS DEED WITNESSETH AS FOLLOWS :-

1) That in pursuance of the said agreement and in consideration of the said sum of Rs.15,12,500/- (Rupees Fifteen Lakhs Twelve thousand five hundred) only the purchaser above named has already paid a sum of Rs.14,50,000/- (Rupees Forteen Lakhs fifty thousand) only vide different Cheques being Cheque No. 38-284279, 38-284287, 38-284296, 38-[illegible], all drawn on Singhbhum District Central Co-Operative Bank Ltd., Bistupur, Jamshedpur and 84/TT/[illegible]0804902 and 0804913 drawn on Indian Overseas Bank, Bistupur and the purchaser further paid today a sum of Rs.62,500/- (Rupees Sixty Two thousand five hundred) only vide Cheque No.84/TT/AJ0035002 drawn on Indian Overseas Bank, Jamshedpur, dated-28-12-88 and accordingly a total sum of Rs.15,12,500/- (Rupees Fifteen Lakhs Twelve thousand five hundred) only has been paid by the purchaser to the Seller, the receipt of payment thereof hereby acknowledges, accepted and admitted as full and final consideration amount by the seller in respect of the property described in the schedule below. The seller do hereby ABSOLUTE

Contd----p/4.

hereby ABSOLUTE AND FOR EVER convey, Sale, deliver and transfer all that ptoperty morefully mentioned in the schedule below unto the purchaser its heirs and successors, successors-in-office, administrators and assigns [illegible] and the seller his heir and [illegible] executors shall have no claim or interest whatsoever from this date over the property in question hereby conveyed in favour of the purchaser by this deed of sale.

That, the seller is completely divested of all his interest and right in the said property and the purchaser now will pay the ground rent and other taxes of the said property to the superior landlord in its own name in the office of the superior landlord in respect of the said property and shall be entitled to mutate its name as the owner of the schedule property and shall enjoy, manage and control the scheduled property in any manner its likes.

THAT THE SELLER AS SURE THE PURCHASER AND COVENANTS:-

1) That the seller is the lawful and absolute owner of the property more fully mentioned in the schedule above and is entitled to convey the same unto the

into the purchaser.

ii) That the property hereby conveyed in favour of the purchaser is free from all encumbrances, charges and liens and the seller will put the purchaser in possession of the said property on or before the execution and registration of the said sale deed and purchaser from this date shall continue to possess the landed property as described in the schedule below undependently in its own right in whatsoever manner the purchaser likes.

iii) That the seller 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 by any concern, in that event the seller shall be liable to the purchaser and the purchaser shall recover from the seller for any such loss or damage.

v) That the seller prior to this sale have not conveyed or otherwise alienated the said property or

or part thereof to any other third party or concern.

That the seller has obtained Income Tax Clearance and both the parties to this Deed, have obtained permission/clearance from the competent authority for transferring the property, by the seller to the purchaser.

S C H E D U L E

(Description of the property hereby agreed to be transferred)

All that piece and parcel of Agricultural lands in raiyati nature together with farm house, Talaw, Trees etc. situated in Mouza Dimna, P.S. Mango (Near M.G.M.College Dimna) Thana No.1643, recorded in Ward No.9, Sub-Registry office Jamshedpur, District Singhbhum, AND:-

KHATA NO.	PLOT NO.	NATURE OF LAND	AREA
391	1265	Mate Karh	0.03.70E
391	1266	Don-I	0.14.70E
392	1259 4999	Gora-I	0.10.70E
392	1889 5000	Gora-I	0.10.80E
441	1264	Don-II	0.34.00E

Contd..p/7.

KHATA NO.	PLOT NO.	NATURE OF LAND	AREA.
441	1267	Moto Aarh	0.02.80H
441	1268	Don-I	0.28.00H
441	1233(P)	Don-I	0.12.53 H
441	1259	Gora-I	0.18.20H
441	1260	Talaw	0.04.90H
441	1261	Moti Aarh	0.02.20H
441	1263	Moti Aarh	0.01.10H
440	1848	Moti Aarh	0.02.90H
440	1889(A)	Makan Pucca	0.00.40H
440	1889(B)	Makan Kutcha	0.00.20H
440	1889(C)	Makan Kutcha	0.00.30H
440	1889(D)	Angan	0.01.20H
440	1889(E)	Gora-I	0.18.20H

Total measuring 5.85.83 Hector correspond to 12 Bighas 10 Kathas.

Rent payable to the state of Bihar through C.O. Jamshedpur.

IN WITNESS WHEREOF the parties to this deed have hereunto set their respective hands

Contd...p/8.

hands on this deed ... to-day at Jamshedpur the date, month and year mentioned above,

Witnesses :-

1. Jitendra Das
Dimna
28/12/88.

2. Kanti Mukherjee
28.12.88

Read over and explained the contents of this agreement to the Executant who admitted the same to be correct.

28/12/88

Typed by me :-

A.K. Pandey.

(A.K. Pandey)
Jamshedpur court.

FOLIO NOT AVAILABLE

Date of application for the copy	Date fixed for notifying the requisite number of stamps and folios	Date of Delivery of the requisite stamps and folios.	Date on which the copy was ready for delivery.	Date of making over the copy of the applicant
16/8/96	16/8/96	16/8/96	22/8/96	

27.01.97

१	२	३	४	५	६	७	८	९	१०
तीव- ५५१	भूमिधरी दान विलेख	1261	×	मोटी आना	0.02	20			
		1263	×	मोटी आना	0.01	10			
		1264	अ- मदन मोहन ब- निजी	दान पत्र	0.34	00			
		1267	×	मोटी आना	0.02	80			
		1268	अ- अड़ा ब- मदन मोहन	दान-पत्र	0.28	00			
		1296	×	मोटी आना	0.02	40			
		1298	अ- निजी ब- निजी	दान-पत्र	0.90	00			

Sch XIV- F.No.-180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती
नाम रैयत मय वल्दियत जमाबन्दी
वो.सकुनत नम्बर।

Page No. : 7
Vol. No. : 31
Receipt No. : 0577667208

मानगो | वार्ड नं.-9 अ.क्षे.मानगो | 16412 | अर्बन सहकारी गृह निर्माण समिति लिमिटेड जमशेदपुर

खाता संख्या	खेसरा संख्या
391,392,440,441	1233,1259,1259/4999,1260,1261,1263,1264,1265,1266,1267,1268,1848,1889/1,1889/2,1889/3,1889/4,1889/5,1889/5000

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत		सालाना	बकाया				हाल (2021-2022)
			तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल	(नकदी)	4122.00					4122.00
गुजारी	(भावली)	1030.50					1030.50
सेस	....	2061.00					2061.00
सूद	....	2061.00					2061.00
मुतफरकात	....	824.40					824.40
मीजान		10098.90					10098.90

तफसील अदायकारी

अदायकारी बाबत		बकाया				मोतालबा हाल (2021-2022)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल	(नकदी)					4122.00	
गुजारी	(भावली)					1030.50	
सेस	....					2061.00	
सूद	....					2061.00	
मुतफरकात	....					824.40	
मीजान अदायकारी						10098.90	

(१) मीजान कुल (लफ्जों में) : **Ten Thousand Ninety Eight Rupees and Ninety Paise**
(२) नाम देहिन्दा -
(३) कुल बकाया- **10098.90**

तारीख अमला तहसील कुनिन्दा : **28-02-2022**

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

यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

17.10.23

पंजी II विवरण

विवरण

भाग वर्तमान	:	31	पृष्ठ संख्या	:	7
जिला का नाम	:	पूर्वी सिंहभूम	अनुमंडल नाम	:	धालभूम
अचंल का नाम	:	मानगो	हलका का नाम	:	हल्का-2
मौजा का नाम	:	वार्ड नं.-9 अ.क्षे.मानगो	होल्डिग संख्या	:	391/392/441/440
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 .	अर्बन सहकारी गृह निर्माण समिति लिमिटेड जमशेदपुर	-गुरु -	अज्ञात	

Payment Success

Payment Success

PAYMENT WAS SUCCESSFUL

DATE : 28, February 2022

REFERENCE NO : LR0000577667208

AMOUNT : 10098.90

17.10.22

Home

Official Login

पंजी II विवरण

Go Back

विवरण

भाग वर्तमान	:	31	पृष्ठ संख्या	:	7
जिला का नाम	:	पूर्वी सिंहभूम	अनुमंडल नाम	:	धालभूम
अचंल का नाम	:	मानगो	हलका का नाम	:	हल्का-2
मौजा का नाम	:	वार्ड नं.-9 अ.क्षे.मानगो	होल्डिग संख्या	:	391/392/441/440
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 .	अर्बन सहकारी गृह निर्माण समिति लिमिटेड जमशेदपुर	-गुरु -	अज्ञात	

प्लोट का विवरण

खाता नंबर	प्लोट संख्या	रकबा
391	1265	0 एकड़ 9.14 डिसमील 0 हेक्टर
	1266	0 एकड़ 36.32 डिसमील 0 हेक्टर
392	1259/4999	0 एकड़ 26.43 डिसमील 0 हेक्टर
	1889/5000	0 एकड़ 26.68 डिसमील 0 हेक्टर
440	1848	0 एकड़ 7.16 डिसमील 0 हेक्टर
	1889/1	0 एकड़ 0.98 डिसमील 0 हेक्टर
	1889/2	0 एकड़ 0.49 डिसमील 0 हेक्टर
	1889/3	0 एकड़ 1.23 डिसमील 0 हेक्टर
	1889/4	0 एकड़ 2.96 डिसमील 0 हेक्टर

Mkumar 17.10.23

	1889/5	0 एकड़ 44.97 डिसमील 0 हेक्टर
441	1264	0 एकड़ 84.1 डिसमील 0 हेक्टर
	1267	0 एकड़ 6.91 डिसमील 0 हेक्टर
	1268	0 एकड़ 69.81 डिसमील 0 हेक्टर
	1233	0 एकड़ 30.96 डिसमील 0 हेक्टर
	1259	0 एकड़ 44.97 डिसमील 0 हेक्टर
	1260	0 एकड़ 12.1 डिसमील 0 हेक्टर
	1261	0 एकड़ 5.43 डिसमील 0 हेक्टर
	1263	0 एकड़ 2.71 डिसमील 0 हेक्टर
	कुल परिमान	**4 एकड़ 13.349 डिसमील 0 हेक्टर**

लगान का विवरण

लगान	रोड सेस	शिक्षा सेस	स्वास्थ्य सेस	कृषि सेस	कुल
4122 00	1030.50	2061.00	2061.00	824.40	10098.90

सकाशी दर्ज पिछली भूमिदान देखें पुनः खोज करें

17.12.23

Phone 0657-2314668

Urban Sahakari Griha Nirman Samity Ltd.

Block Ground Floor, Alakananda Complex, Kunj Nagar, Sonari, Jamshedpur-831011

Registration No 27 JAM'85 Dated 07-10-85

Ref No USN.....

Date : .....

समिति की कार्यकारिणी की बैठक संख्या 278
दिनांक 27/11/2022 के प्रस्ताव संख्या 2
में लिये गये निर्णय का सारांश

उपस्थित सदस्यों ने सर्वसम्मति से निर्णय लिया की समिति के Lease Deed का निबंधन की जिम्मेवारी उपाध्यक्ष श्री मनोज कुमार उपाध्याय को दिया जाय। Lease Deed निबंधन के साथ – साथ कोर्ट कचहरी के अन्य सभी कार्य का सम्पादन उपाध्यक्ष श्री मनोज कुमार उपाध्याय के द्वारा किया जाएगा।

अध्यक्ष
Chairman
Urban Sahakari Griha
Nirman Samity Ltd.
Jamshedpur

मनोज कुमार उपाध्याय

Manoj Kumar Upadhyay

जन्म तिथि / DOB: 16/02/1982

पुरुष / Male

7708 5423 7109

मेरा आधार, मेरी पहचान

पता: S/O शिव पूजन उपाध्याय, हाउस नं. 22, मार्ग नं. 5, किदज़ी विद्यालय के सामने, पुराना सर्किट हाउस इलाका, साकची, बिस्टुपुर, पूर्वी सिंहभूम, झारखण्ड, 831001

Address: S/O Shiv Pujan Upadhyay, H No. 22, Road No. 5, Infront Of Kidzee School, Old Circuit House Area, Sakchi, Bistupur, East Singhbhum, Jharkhand, 831001

Print Date: 19/06/2021

7708 5423 7109

www.uidai.gov.in

MUpadhyay

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

MANOJ KUMAR UPADHYAY

SHIV PUJAN UPADHYAY

16/02/1982

Permanent Account Number

AAOPU6143Q

Signature

Shailendra Kumar

भारत सरकार
GOVERNMENT OF INDIA

शैलेन्द्र कुमार
Shailendra Kumar
जन्म तिथि/ DOB: 25/08/1977
पुरुष / MALE

[redacted] 6979

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

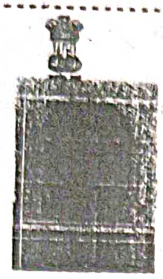
पता:
S/O: गणेश चन्द्र पूर्वे, मकान संख्या-63, गोडीघाट गांधी नगर पोस्ट-गोड्डा, गोड्डा, गोड्डा, झारखण्ड - 814133

Address:
S/O: Ganesh Chandra Purvey, House Number-63, Godhi Ghat Gandhi Nagar Post-Godda, Godda, Godda, Jharkhand - 814133

[redacted] 6979

Shailendra Kumar
17.10.2023

भारत सरकार
GOVERNMENT OF INDIA



अरुण कुमार मुखर्जी
Arun Kumar Mukherjee

जन्म वर्ष / Year of Birth : 1965
पुरुष / Male

6301 4943 3195

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O बी. एन मुखर्जी, 4/1, शीतल छाया अपार्टमेन्ट, पोस्ट ऑफिस रोड, दास बस्ती, सोनारी, समीप - साई बाबा मंदिर, पी ओ - सोनारी, जमशेदपुर, पूर्वी सिंहभूम, झारखण्ड, 831011

Address S/O B. N. Mukherjee, 4/1, Sheetal Chhaya Apartment, Post Office Road, Das Bastee, Sonari. Near - Sai Baba Mandir, P O - Sonari, Jamshedpur, Purbi Singhbhum, Jharkhand, 831011

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
Bengaluru-560 001

17.10.2023

भारत सरकार
GOVERNMENT OF INDIA

तरुण कुमार सिंह
Tarun Kumar Singh
जन्म वर्ष / Year of Birth : 1975
पुरुष / Male

[redacted] 6696

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O एस पी सिन्हा, प्लाट न. २२०, अशोक विहार, कल्पनापुरी, आदित्यपुर, पो. आदित्यपुर इन्डसट्रीयल एरिया थाना-आदित्यपुर, आदित्यपुर, आदित्यपुर इन्डसट्रीयल एरिया, सरायकेला-खरसावां, झारखण्ड, 832109

Address:
S/O S P Sinha, Plot No. 220, Ashok Vihar, Kalpanapuri, Adityapur, Po. Adityapur Industrial Area Thana-Adityapur, Adityapur, Adityapur Industrial Area, Seraikela-kharsawan, Jharkhand, 832109

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947, Bangaluru-560 001

17.10.2023

Transaction Success! Please Note Your Transaction Id.

Name	ShailendraKumar
Token No / Depositor ID	202300137524
Amount	1380
Transaction ID	34b57223b9e7eab0d2b7
GRN	2319790508
CIN	10002162023101710830
Time	2023-10-17 13:20:48

कोरोना को हराना है सफाई को अपनाना है  दो गज की दूरी मास्क है जरूरी

17/10/23

Pre Registration Docket

Office Name :- District SRO - Jamshedpur
Token No:- 202300137524

Date :- 17-10-2023 01:03 pm

Appoinment :- 16-Oct-2023 Time:- 11:30

Article	Cooperative Society Lease
Pre Registration Date	15-Oct-2023
No. Of Pages	46
Stamp Duty	0
Paid Stamp Duty	0
Total Fees	₹ 1,380.

Property Id: **1086271**

Valuation No. : 1476478 / 2023	**:-** 2023-2024	**Date** : 17-October-2023 13:34:PM
State : Jharkhand	**District** : EastSinghbhum	**Tahsil** : Mango
Land Type : Urban	**Corporation** : Mango Nagar Nigam	**Village/City** : Dimna Mango Word No-9
Dimna Mango Word No-9 Halka No 2 Village Code 16412 - Other Road	-	
Khata Number - 441		
Plot Number - 1264		
Volume Number - 31		
Page Number - 7		
Holding Number - 0090015974000M0		

Property Rates

Residential Land (Y)

₹488663/- Decimal

Valuation Rule : Residential Land

Property Details

1	Land area	5.50 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.5 x 488663=2687646.5	**₹26,87,647/-**
A	Total		**₹26,87,647/-**

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	**₹26,87,700/-**

Total Amount in Words : Twenty Six Lakhs Eighty Seven Thousands Seven Hundred Rupees Only.

Land measurement, Sub Part and House No.	**Property Boundaries** East: SOCEITYS ROAD, West: SOCITYS ALLEY, South: SOCEITYS PLOT NO.24, North: SOCITY PLOT NO.22
Area	Land area : 5.50 Decimal
Other Description of the Property	Pin Code - 831018
Government/Market Value	2687646.5
Transaction Amount	-

LESSEE	-**Mr. SHAILENDRA KUMAR**, ,**Father/Husband Name** GANESH CHANDRA PURVEY , **PAN No.- Date Of Birth-**25-Aug-1977,**Permission Case No.-** , **Aadhaar No.** ********6979, **Country-**INDIA, **State Name-**Jharkhand, **District Name-**Singhbhum East, **City/Village/Town Name-**SUNDERNAGAR, **Locality-**SUNDERNAGAR,**Address -** QR NO.7 TYPE-IV 106 RAF/CRPF SUNDERNAGAR TOWN JAMSHEDPUR, **Pin Code-**832107
LESSOR	-**Ms. URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED Rep By MANOJ KUMAR UPADHYAY**, ,**Father/Husband Name** LATE SHIV PUJAN UPADHYAY , **PAN No.- Date Of Birth-**16-Feb-1982,**Permission Case No.-** , **Aadhaar No.** ********7109, **Country-**INDIA, **State Name-**Jharkhand, **District Name-**Singhbhum West, **City/Village/Town Name-**BISTUPUR, **Locality-**BISTUPUR,**Address -** H NO.22 ROAD NO.5 IN FRONT OF KIDZEE SCHOOL OLD CIRCUIT HOUSE AREA BISTUPUR TOWN JAMSHEDPUR, **Pin Code-**831001

Witness Information	**Mr. TARUN KUMAR SINGH** , **Address -** PLOT NO.220 ASHOK VIHAR KALPANAPURI ADITYAPUR DIST-SERAIKELA KHARSWAN-, **Father/Husband Name-**S P SINHA

Identifier Details	**Mr. ARUN KUMAR MUKHERJEE** , **Address -** 4/1 SHEETAL CHAYA APT POST OFFICE ROAD DAS BASTEE SONARI NEAR SI BABA MANDIR PO AND PS-SONARI TOWN JAMSHEDPUR-, **Father/Husband Name-**LATE B N MUKHERJEE

Fee Rule:COPRATIVE SOCIETY

1	SP	1,380
Total		**1,380**
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.

Deed Writer / Advocate	Vendee / Claimant	Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है  दो गज की दूरी मास्क है जरूरी

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र0 सं0	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई–मेल के माध्यम से प्राप्त– (i) अंचलाधिकारी द्वारा प्रमाणित पंजी–II अथवा		
	(ii) भू–स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण–पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित ''नजरी नक्शा'' जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी–II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान		
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

जाँच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

Document Registration Summary 1

Date :-17-Oct-2023

- Government/Market Value: ₹2687700/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹0 /-

On Date 17-10-2023 Presented at District SRO - Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

Receipt : 919003

Receipt Date : 17-10-2023

Presenter Name: -

SP ₹1380

Total ₹1380

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
SP	1380	1380	0	GRAS	ShailendraKumar	GRN Number : 2319790508 DEPT Transaction Id : 34b57223b9e7eab0d2b7 Transaction Type :	1380
Sub Total	1380	1380	0				

Article : Cooperative Society Lease **Number of Pages :** 92

Signature of Operator **Signature of Head Clerk** **Signature of Registering Officer**

17/10/23

OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- **202300137524**

Deed Type	Cooperative Society Lease
Number of Pages	92
Fee Details	**SP** :- Rs. 1380,
Property No.	1
Valuation Details	**Value :-** Rs.2687647/- ,**Transaction Amount** :- Rs.0/-
Property Details	**District :-** EastSinghbhum , **Tehsil :-** Mango , **Village Name :-** Dimna Mango Word No-9 **Location :-** Other Road, Dimna Mango Word No-9 Halka No 2 Village Code 16412 **Property Boundaries** :- East: SOCEITYS ROAD, West: SOCITYS ALLEY, South: SOCEITYS PLOT NO.24, North: SOCITY PLOT NO.22 **Khata Number** - 441**Plot Number** - 1264**Volume Number** - 31**Page Number** - 7**Holding Number** - 0090015974000M0 **Area Of Land** :- 5.50 Decimal

Sh./Smt.**URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED Rep By MANOJ KUMAR UPADHYAY** s/o/d/o/w/o **LATE SHIV PUJAN UPADHYAY** has presented the document for registration in this office today dated :- **17-Oct-2023** Day :- **Tuesday** Time :- **13:54:15 PM**

URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED Rep By MANOJ KUMAR UPADHYAY(Individual)

Party Name	Document Type	Document Number
URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED Rep By MANOJ KUMAR UPADHYAY	PAN/UID	705854837109

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	**URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED Rep By MANOJ KUMAR UPADHYAY Address1 -** H NO.22 ROAD NO.5 IN FRONT OF KIDZEE SCHOOL OLD CIRCUIT HOUSE AREA BISTUPUR TOWN JAMSHEDPUR, **Address2 -** BISTUPUR , , , Jharkhand **PAN No.: ,Permission Case No.-**	Yes	Manoj Kumar Upadhyay **Address:-** H No. 22, Infront Of Kidzee School, Road No. 5, Old Circuit House Area, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		LESSOR **Age:**41			
2	**SHAILENDRA KUMAR Address1 -** QR NO.7 TYPE-IV 106 RAF/CRPF SUNDERNAGAR TOWN JAMSHEDPUR, **Address2 -** SUNDERNAGAR , , , Jharkhand **PAN No.: ,Permission Case No.-**	Yes	Shailendra Kumar **Address:-** House Number-63, , , Godhi Ghat Gandhi Nagar Post-Godda, Godda, , Godda, 814133, , Jharkhand, India		LESSEE **Age:**46			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	**ARUN KUMAR MUKHERJEE** S/o-D/o **LATE B N MUKHERJEE** **Address1 -** 4/1 SHEETAL CHAYA APT POST OFFICE ROAD DAS BASTEE SONARI NEAR SI BABA MANDIR PO AND PS-SONARI TOWN JAMSHEDPUR, **Address2 -** , , , Jharkhand **PAN No.:**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**TARUN KUMAR SINGH** **Address1 -** PLOT NO.220 ASHOK VIHAR KALPANAPURI ADITYAPUR DIST-SERAIKELA KHARSWAN, **Address2 -** , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, **(URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED Rep By MANOJ KUMAR UPADHYAY)**, has/have admitted the execution before me. He/ She/ They has / have been identified by **(ARUN KUMAR MUKHERJEE)** Son/Daughter/Wife of **(LATE B N MUKHERJEE)** resident of **(4/1 SHEETAL CHAYA APT POST OFFICE ROAD DAS BASTEE SONARI NEAR SI BABA MANDIR PO AND PS-SONARI TOWN JAMSHEDPUR)** and by occupation **(Service)**.

Signature of Registering Officer

Date:- **17-Oct-2023**

Seal and Signature of Registering Officer

17/10/23

Token No.: 202300137524

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Cooperative Society Lease** was presented before the registering officer on date **17-Oct-2023** by **URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED Rep By MANOJ KUMAR UPADHYAY**, S/O, D/O, W/O **LATE SHIV PUJAN UPADHYAY** resident of H NO.22 ROAD NO.5 IN FRONT OF KIDZEE SCHOOL OLD CIRCUIT HOUSE AREA BISTUPUR TOWN JAMSHEDPUR ,BISTUPUR.

This deed was registered as Document No:- **2023/JSR/5651/BK1/5266** in Book No :- **BK1**,Volume No :- 947 from Page No :- 231 to 322 at, office of **District SRO - Jamshedpur**

Date:- **17-Oct-2023**

Registering Officer

17/10/23