



Lease Deed

Handwritten initials/signature at the top right.



Handwritten signature over the portrait.

Vertical handwritten text on the left side of the stamp area.



2022/33R/4904/BKI/4565

Small text in Hindi/English, possibly a stamp or official notice.

Handwritten signature and date: 28/9/22

Handwritten numbers: 271, 492, and other illegible text.

**LEASE DEED**

**M/S. URBAN SAHAKARI GRHA NIRMAN SAMITY LIMITED, JAMSHEDPUR**

Handwritten signature and date: 28/9/22

**REGISTRATION NO. 27 JAM '85.**

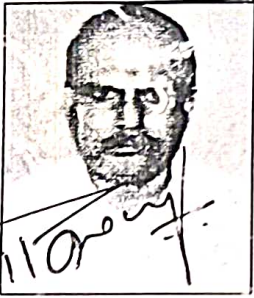
THIS INDENTURE OF LEASE IS MADE AND EXECUTED ON THIS THE 28th DAY OF September 2022 AT JAMSHEDPUR.

**BETWEEN**

Handwritten notes on the left side: 'for Education under condition not to be sold for'

M/S. URBAN SAHAKARI GRHA 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. 6868 7977 2792 ; PAN-ABSPM0045K) S/O. Late B. G. Mukherjee, by faith Hindu, by Caste Brahmin, by Nationality Indian, by Occupation Retired, resident of Flat No 4B/AE 37, Street No 70, Action Area-1, New Town, P.O. & P.S. New Town, in the District of North 24 Parganas, Pin-

Handwritten signature and date: 28/9/2022



Handwritten signature in cursive script, possibly reading 'Hantore'.

Handwritten signature 'A. M. B. B.' and the date '28/9/22' written vertically.



१. डारना कुगा प्रवती पिता: श्री. रंग प्रवती  
 पिता: श्री. सोनारी धाना सोनारी  
 तारी: 28/9/22  
 १०६५  
 जमशेदपुर



निबंध-पदाधिकारी का इलाका  
28/9/22

Handwritten mark or signature.



*Audh Singh*

28.9.22

2.

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

**A N D**

**VIKASH KUMAR SINGH** S/O Mr. Dilip Singh, by faith Hindu, by Caste General (Non CNT), by Occupation Business, by Nationality Indian, resident of H.No.1, Chandrawati Nagar, Mango, N.H.33, P.S. M.G.M., Jamshedpur, District East Singhbhum, Jharkhand, a member of the above named **Society** being **Membership No.UGS/895/2022**, 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**  
**PAN- BLTBS 8027A**



*Handwritten signature*  
20.09.22

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 ;

*Dilip Singh*

28.9.22

4.

AND now it has become necessary for the Lessor Society to grant to the aforesaid Lessee a Lease of a Plot measuring 36'X 15' ft. = 540 Sq.ft. i.e. 1.24 Decimals, being Society's Plot No.111A, recorded under New Khata No.271, New Plot No.1492, 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- **VIKASH KUMAR SINGH S/O Mr. Dilip Singh**, on the strength of his **Membership No.UGS/895/2022**, of **Society's Plot No.111A** 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.

*Abhishek Singh*

28.9.21

5.

2. That the Society has delivered vacant possession of the land being **Society's Plot No.111A** 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 00 years commencing on the 28<sup>th</sup> day of September 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. 52 /- only payable in advance on the 15<sup>th</sup> 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 continue throughout the term of lease herein created hereby agrees with the Lessor Society as follows :-



*Deubm...*  
28.9.22  
6.

- a) To pay the reserve rent on the day and in the manner aforesaid and in case of default but without prejudice to the right of re-entry hereinafter contained to pay interest at the rate of 18% per annum from the date of default to the date of payment.
- b) To pay to the Society along with the aforesaid rent during the continuation of her lease a further sum of money as may be assessed by the Society for further development work which will be proportionate to the amount expended by the Society on the demised plot herein described in the Schedule 'A' below. Such further contribution as may be assessed by the said Society and be approved by the executive committee of the Society shall be final and conclusive as between the parties hereto.
- c) To bear, pay all rents, taxes, assessment or impositions or outgoing imposed or to be imposed by any Notified Area Committee or other statutory body upon the demised plot as described in the Schedule 'A' and the buildings constructed thereon.
- d) To pay every month regularly either to the Society or to Authority concerned, the electric and water charges for supply of electricity and water to the premises built over the aforesaid plot described in the Schedule 'A' within 30 days from the date of presentation of bill thereof falling which the Lessor Society shall not be responsible for disconnection of the electrical line on the building constructed over the demised plot by the Lessee.

*Subm...*

28.9.22

7.

e) To observe all the rules and regulations of the Lessor Society as per the bye-laws for the time being enforce in matters for the purpose of occupying the aforesaid plot and for construction of residential house thereon and to hold and enjoy the same with **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 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.

*Sheelambharya*

28.9.22

8.

8. That in case of sale of the building and the plot thereof as described in the Schedule 'A' below for non payment of the house building loan by the Lessee, the Lessor Society shall have the right of pre-emption over the property which have been charged, encumbered or mortgaged to seek the repayment of loan by the Lessee.

**SCHEDULE**

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, Lessor Society's Plot No.111A, measuring an area 33'X 15' ft. = 540 Sq.ft. i.e. 1.24 Decimals, at Chandrawatinagar, Mango, recorded under New Khata No.271, New Plot No.1492, 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.01 ;  
South : Society's Alley ;  
East : Private Road ;  
West : Society's Plot No.111 ;



*Dilip Singh*

28.9.22

9.

IN WITNESS WHEREOF the parties to this Deed namely M/s. Urban Sahakari Griha Nirman Samity Limited, Jamshedpur and the Lessee member above named namely **VIKASH KUMAR SINGH** S/O Mr. Dilip Singh, have set their hands at Jamshedpur on this deed the mentioned above.

Read and found correct.

WITNESSES :-

1. Memoj Kumar Singh  
S/O Madan Prasad Singh  
19. Sankh Road, Baridh  
Colony. Jamshedpur

SIGN. OF LESSOR.

2. Parmanand Sharma  
S/O Dev Narayan Sharma  
Home no. 22 Jankar  
Nagar Road no. 4/2 Nagar  
Azadnagar. Jamshedpur

Printed by :

*[Signature]*

Jsr.court.

Drafted by

*[Signature]*  
Advocate, Jsr.court.

*Handwritten signature*

28.9.22

10.

LESSEE



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Vikash Ar Singh  
SIGN. OF THE LESSEE.  
(VIKASH KUMAR SINGH )

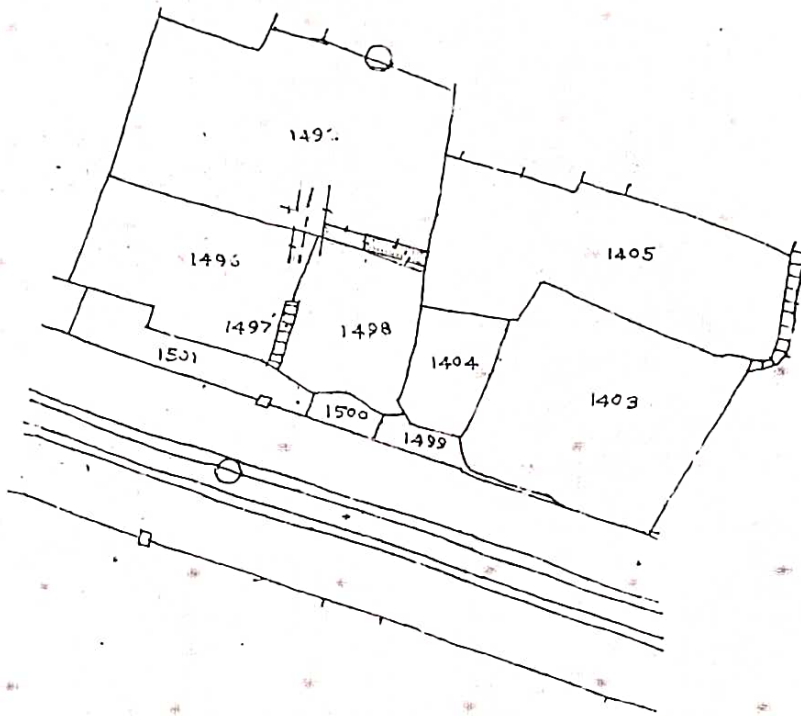
Certified that the fingers print of left hand of each person whose photograph is/are affixed in this document have been obtained by me.

*Handwritten signature*  
Advocate.





नाम-अभिषुचित क्षेत्र जयसिंहपुर।  
 वार्ड संख्या- 9  
 नक्का संख्या- 5  
 राजस्व शाना- नाशिकीणा,  
 जिल्हा- सिद्धीपूर  
 विभागा- 1 खे- भां. = 20 भां.  
 सन्- 1970-71 इस्का।



खंता सं.	फ्लॉट सं.	रकबा
271	1492	36'0" इ. x 15'0" इ.
		= 540.0 वर्ग फीट
		= 1.24 हेक्टर

लाल रंग से दर्शाया गया।

Prepared By:-  
 G. S. ...

Handwritten signature: *Shri. ...*  
 Date: 28.9.72  
 Official circular stamp of the Survey Department, Government of India.

# MANGO NAGAR NIGAM

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

Memo No : 665073291121013325  
Date : 29-11-2021  
प्रभावी : तृतीय तिमाही 2021-2022

श्री/श्रीमती/सुश्री VIKASH KUMAR SINGH S/O DILIP SINGH,  
मोहल्ला CHANDRAWATI NAGAR NH 33 MANGO, SR JAMSHEDPUR  
EAST SINGHBHUM, 831012  
8271667247

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0090000658000M0 वार्ड सं० 9 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- ₹० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	25.00
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)		25.00



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, [www.jharkhand.gov.in](http://www.jharkhand.gov.in) पर प्रदर्शित है।
- निगमावली कडिका 11.4 के अलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण सरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण प्रति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय प्रति को निर्दिष्ट समयवधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- 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 मिलत पाए जाने पर निगमावली कडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पत्ति कर इन इमरतो/दावों को कोई कानूनी हेसिगत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होलिंग न.ओ का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट सरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

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

*Sheela Singh*

29.11.21



# राजस्थान निकास एवं भूमि सुधार

Home



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रजि II विवरण

Go Back

विवरण

आम जतमान	: 31	पृष्ठ संख्या	: 8
जिला का नाम	: पूर्वी सिंहभूम	अनुमंडल नाम	: थालभूम
अंचल का नाम	: भाजगो	हलका का नाम	: हल्का-2
मौजा का नाम	: वार्ड नं.-9 अ.क्ष.मानगो	होलिडिंग संख्या	: 271/139/261/272/137/136/294/293/138-141
थाना नाम	: घाटशिला	थाना नंबर	: 16412
नक्का संख्या	: 0	इस्टेट का नाम	: झारखण्ड
जाता का प्रकार	: रैयती		
रैयत का नाम	: क्रम सं. + रैयत का नाम	शक्ति	शर्तें
	1. मेसर्स अर्बन सहकारी गृह निर्माण समिती लिमिटेड जमशे	अजात -	जात

जाटा का विवरण

खाना नंबर	प्लॉट संख्या	रकबा
134	1687	0 एकड़ 36.3 डिसमील 0 हेक्टर
136	1508	0 एकड़ 16.83 डिसमील 0 हेक्टर
	1518	0 एकड़ 16.83 डिसमील 0 हेक्टर
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	1475	0 एकड़ 18.72 डिसमील 0 हेक्टर
	1477	0 एकड़ 5.36 डिसमील 0 हेक्टर

*de Anand*  
28.9.22

139	1465/4975	0 एकड़ 36.79 डिसमील 0 हेक्टर
	1469	0 एकड़ 38.36 डिसमील 0 हेक्टर
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271	1497	0 एकड़ 0.82 डिसमील 0 हेक्टर
	1496	0 एकड़ 47 डिसमील 0 हेक्टर
	1492	0 एकड़ 92.69 डिसमील 0 हेक्टर
	1490	0 एकड़ 19.8 डिसमील 0 हेक्टर
	1479	0 एकड़ 54.45 डिसमील 0 हेक्टर
	1515	0 एकड़ 13.94 डिसमील 0 हेक्टर
	1476	0 एकड़ 33.41 डिसमील 0 हेक्टर
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	1474	0 एकड़ 13.2 डिसमील 0 हेक्टर
	1473	0 एकड़ 4.95 डिसमील 0 हेक्टर
	1472	0 एकड़ 2.47 डिसमील 0 हेक्टर
	1471	0 एकड़ 54.45 डिसमील 0 हेक्टर
	1468	0 एकड़ 6.6 डिसमील 0 हेक्टर
294	1498	0 एकड़ 13.77 डिसमील 0 हेक्टर

*(Handwritten Signature)*  
28.9.22



का विवरण

लगान	रोड सेस	शिक्षा सेस	स्वास्थ्य सेस	कृषि सेस	कुल
9708.60	2427.15	4854.30	4854.30	1941.72	23786.07

बजट देरें

शिक्षा सुगम देरें

स्वास्थ्य सेस

*Dr. M. K. Singh*  
28-9-22

Sch XIV- F No. 180v

रसीद मातगुजारी

नाम सरकूल 1 नाम भोजा भय

भूना को धाना नम्बर

V

फारद माहकी / फारद रकमी

ग्राम पैगत भाग नलिदगत जमा मन्दी

को संकृत नम्बर

Page No

8

Vol No

37

Receipt No

0299426053

जिल्लाको | वार्ड नं-9 भ क्षेत्र मानगो | 16412 | मेसर्स अर्बन सरकारी गृह निर्माण समिती लिमिटेड जयश

राता सख्या	नम्बर मालिका
134,136,137,139,141,261,271,272,293,294	1465/4975,1467,1468,1469,1470,1471,1472,1473,1474,1475,1476,1477,1478,1479,1480,1481,1490,1491,1492

भराजी नकदी भराजी भावली भाफसील हिसाब लगान भावली

जोते को सेताना भाग भय तफसील (बय या गो हाल) मौजूदा साल का।

भाग बावत	राजना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
नाल (नकदी)	9708.60					9708.60
गुजारी (भावली)	2427.15					2427.15
सेस	4854.30					4854.30
सूद	4854.30					4854.30
मुत्फरकात	1941.72					1941.72
भोजान	23786.07					23786.07

तफसील अदायकारी

अदायकारी बावत	राजना	बकाया				मौताना हाल (2021-2022)	फर्कित
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
नाल (नकदी)	9708.60					9708.60	
गुजारी (भावली)	2427.15					2427.15	
सेस	4854.30					4854.30	
सूद	4854.30					4854.30	
मुत्फरकात	1941.72					1941.72	
भोजान अदायकारी	23786.07					23786.07	

(1) भोजान कुल (तफसील में) : Twenty Three Thousand Seven Hundred Eighty Six Rupees and Seven Paise

(2) नय देहिन्दा -

(3) कुल बकाया- 23786.07

तारीख अमला तहसील कानिन्दा 22-03-2022

असि महाल का बकाया मातगुजारी पर (सिवाय ऐसे बकाया पर जिन पर कि 2 डिफिकेट जारी हो) सूद नई, तिगा जाना है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

*Jharbhubhulagan*  
28.9.22



भारत सरकार  
GOVERNMENT OF INDIA

अनूप कुमार मुखर्जी  
Anup Kumar Mukherjee

जन्म वर्ष / Year of Birth 1965  
पुरुष / Male



6201 4918 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 अपार्टमेंट, पोस्ट ऑफिस रोड, दस बस्ती, सोनारी, जमशेदपुर, पूर्वी सिंहभूम, झारखण्ड, 831011  
Address: S/O B. N. Mukherjee, 4/1, Sheetal Chhaya Apartment, Post Office Road, Das Baste, Sonari, Near - Sai Baba Mandir, O - Sonari, Jamshedpur, Purbi Singhbhum, Jharkhand, 831011

1947  
1600 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947  
Bengaluru-560 001

*Anup Kumar Mukherjee*  
29-9-2022

स्थायी खाते संख्या

PERMANENT ACCOUNT NUMBER

ABSPM0046K



नाम

ASHIS KUMAR MUKHERJEE

पिता का नाम / FATHER'S NAME

BIJAY GOPAL MUKHERJEE

जन्म तिथि / DATE OF BIRTH

08-12-1945

नाम / SIGNATURE

*Ashis Kumar Mukherjee*

*Ashis Kumar Mukherjee*

आयकर अधिकारी, रांची

COMMISSIONER OF INCOME TAX, RANCHI



## राजस्व, निबंधन एवं भूमि सुधार विभाग

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पंजी ॥ विवरण

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## विवरण

भाग वर्तमान	: 31	पृष्ठ संख्या	: 3
जिला का नाम	: पूर्वी सिंहभूम	अनुमंडल नाम	: धालभूम
अंचल का नाम	: मानगो	हलका का नाम	: हल्का-2
मौजा का नाम	: वार्ड नं.-9 अ.क्षे.मानगो	होलिडिंग संख्या	: 271/139/261/272/137/136/294/293/134/141
थाना नाम	: घाटशिता	थाना नंबर	: 16412
तौजी संख्या	: 0	इस्टेट का नाम	: झारखण्ड
खाता का प्रकार	: रैयती		
रैयत का नाम	: क्रम सं.	रैयत का नाम	जाति निवासी
1.	मेसर्स अर्बन सहकारी गृह निर्माण समिती लिमिटेड जमशे	अज्ञात -	अज्ञात

## प्लोट का विवरण

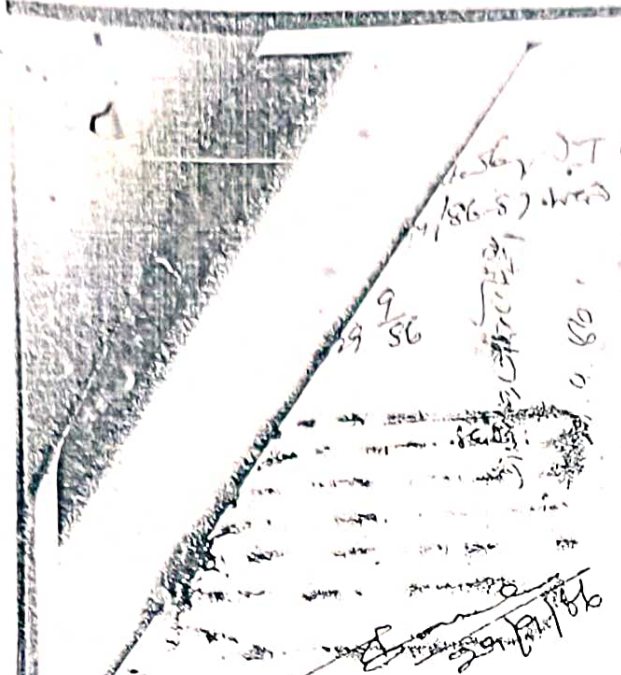
खाता नंबर	प्लोट संख्या	रकबा
134	1687	0 एकड़ 36.3 डिसमील 0 हेक्टर
136	1508	0 एकड़ 16.83 डिसमील 0 हेक्टर
	1518	0 एकड़ 16.83 डिसमील 0 हेक्टर
137	1493	0 एकड़ 25.65 डिसमील 0 हेक्टर
	1480	0 एकड़ 56.51 डिसमील 0 हेक्टर
	1475	0 एकड़ 18.72 डिसमील 0 हेक्टर
	1477	0 एकड़ 5.36 डिसमील 0 हेक्टर
139	1465/4975	0 एकड़ 36.79 डिसमील 0 हेक्टर

*(Handwritten Signature)*  
25.9.22

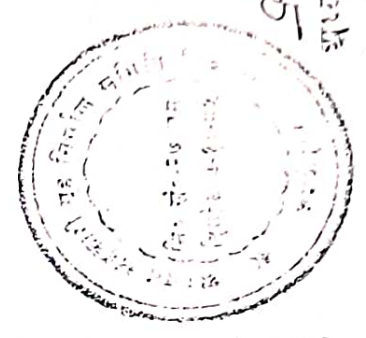
	1469	0 एकड़ 38.36 डिसमील 0 हेक्टर
	1465/4975	0 एकड़ 42.07 डिसमील 0 हेक्टर
	1469	0 एकड़ 8.15 डिसमील 0 हेक्टर
	1470	0 एकड़ 11.22 डिसमील 0 हेक्टर
	1469	0 एकड़ 16.5 डिसमील 0 हेक्टर
	1465/4975	0 एकड़ 42.24 डिसमील 0 हेक्टर
141	1689	0 एकड़ 42.9 डिसमील 0 हेक्टर
261	1467	0 एकड़ 9.9 डिसमील 0 हेक्टर
271	1497	0 एकड़ 0.82 डिसमील 0 हेक्टर
	1496	0 एकड़ 47 डिसमील 0 हेक्टर
	1492	0 एकड़ 92.69 डिसमील 0 हेक्टर
	1490	0 एकड़ 19.8 डिसमील 0 हेक्टर
	1479	0 एकड़ 57.45 डिसमील 0 हेक्टर
	1515	0 एकड़ 13.94 डिसमील 0 हेक्टर
	1476	0 एकड़ 33.4 डिसमील 0 हेक्टर
	1481	0 एकड़ 15.67 डिसमील 0 हेक्टर
	1516	0 एकड़ 61.35 डिसमील 0 हेक्टर
272	1690	0 एकड़ 83.49 डिसमील 0 हेक्टर
293	1491	0 एकड़ 47.02 डिसमील 0 हेक्टर
	1494	0 एकड़ 28.38 डिसमील 0 हेक्टर
	1478	0 एकड़ 54.35 डिसमील 0 हेक्टर
	1474	0 एकड़ 13.2 डिसमील 0 हेक्टर
	1473	0 एकड़ 4.95 डिसमील 0 हेक्टर
	1472	0 एकड़ 2.47 डिसमील 0 हेक्टर
	1471	0 एकड़ 54.45 डिसमील 0 हेक्टर
	1468	0 एकड़ 6.6 डिसमील 0 हेक्टर
294	1498	0 एकड़ 13.77 डिसमील 0 हेक्टर
	कुल परिमाण	10 एकड़ 75.238 डिसमील 0 हेक्टर

*Sh. M. Singh*  
25.9.22

2826  
 A. K. Mukherjee  
 29/9/86  
 29/9/86  
 29/9/86  
 29/9/86



Bhupendra Nath Choudhury  
 29/9/86  
 Santosh Choudhury  
 29/9/86  
 Ajit Choudhury  
 29-9-86



SALE DEED.

THIS DEED OF SALE is made on the 29th day of September 1986; BETWEEN:

1. Sri Asutosh Choudhury, son of late Nil Mohan Choudhury,
2. Sri Bhupendra Nath Choudhury, son of late Golok Bihari Choudhury,
3. Sri Santosh Choudhury and
4. Sri Ajit Choudhury, both sons of late Pran Ballav Choudhury, all by faith Hindu, resident of village Dima Bustee, P.S.M.G.M. College (Dimna), in town Janshedpur, District Singhbhum, here-in-after called the "SELLERS" (which expression shall unless repugnant to the context include their heirs, successors, administrators) of the ONE PART:

IN FAVOUR OF

M/s Urban Sahakari Griha Nirman Samity Limited, Janshedpur, a House Building Society, registered under The Bihar and Orissa Co-Operative Societies Act, vide No. 27 JAM having its office at Jayaharnagar Purulia Highway, P.S. Sango, in town Janshedpur, represented

Fee exempted  
 under not to  
 exemption of  
 of the sale of  
 land.  
 26.20  
 70.38  
 36/28  
 23/9/86  
 24/9/86  
 Nayagi

M. N. Nayagi  
 26/9/86

Ajit Choudhury

Notarisation  
29/9/86

Bhupendra Nath Choudhury  
29/9/86

Santosh Choudhury  
29/9/86

Ajit Choudhury  
29-9-86

Page No. Two

A.K. Mukherjee  
29/9/86  
एक सहायक न्यायिक अधिकारी  
बनारस

through its Chairman Sri A.K. Mukherjee son of Shri B.G. Mukherjee, residing at G.F-2, Flat, Golmuri, P.S. Golmuri, in town Jamshedpur, District Singhbhum, here-in-after called the "purchaser" (which expression shall unless repugnant to the context include their heirs, successors, administrators and assigns) of the OTHER PART:

Nature of Transfer : S A I F.

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 whatsoever more particularly mentioned in the Schedule below; A N D

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 Nil Mohan Choudhury, (ii) Late Golok Behari Choudhury and (iii) Late Pran Ballav Choudhury, who were brothers each other; being their heirs and successors; A N D

*[Handwritten signature]*  
29/9/86

*[Handwritten signature]*



29/9/86

29.9.86

Bhupendra Nath Choudhary

29/9/86

Santosh Choudhary

29/9/86

Ajit Choudhary

29-9-86

Page No. Three

A.K. Mukherjee

29/9/86

प्राप्त हुआ है कि निम्नलिखित किस्म के  
बन रहे हैं

WHEREAS the Sellers 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 Landlord; A N D

WHEREAS the abovenamed Sellers 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 THIS 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 ninetyone 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 Singhbhum District Central Co-operative Bank Limited, Bistupur 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 Bistupur, and the Purchaser further paid to-day a sum of

*[Handwritten signature]*  
29/9/86

*[Handwritten signature]*

29.9.88

Bhupendra Choudhary  
29/9/88

Sanjay Choudhary  
29/9/88

Ajit Choudhary  
29-9-88

Page No. Four

A.K. Mulkhraj  
29/9/88  
बनारस सरकारी न्याय विभाग बनारस  
बनारस

Rs.8,61,000/- (Rupees Eight Lakhs sixty-one thousand) only vide Cheque Nos. CB/84/822580, CB/84/822581, CB/84/822582, all drawn on the Indian Overseas Bank, Bistupur, on 29.9.1988; 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 ABSOLUTE AND FOR EVER convey, sale, 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 these presents 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 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.

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.

Sanjay Choudhary  
26/9/88

A.K. Mulkhraj  
28.9.22

मौ उपरोक्त

29.9.86

Bhupendra Nath Chowdhury

29/9/86

Page No. Five

Santosh Choudhary

29/9/86

Ajit Choudhary

29.9.86

A.K. Mukherjee

29/9/86

बन्धुवत् सम्बन्धित पक्ष

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 on 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 on 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 9.9.86 for transferring the said property to the Purchaser.

That both the parties to this Deed, have obtained permission/clearance from the competent authority for

*[Handwritten signature]*

*[Handwritten signature]*  
29.9.22



29.9.86

29.9.86

Rhopenbha nathi Choudhary

29/9/86

Santosh Choudhary

29/9/86

Ajit Choudhary

29-9-86

Page No. Six.

A. K. Mukherjee

29/9/86

महाराष्ट्र सरकारचे न्याय विभाग

बसवारा

transferring the property, by the Sellers to the Purchaser.

SCHEDULE.

(Description of the property hereby transferred)

ALL THAT Piece and Parcel of agricultural lands in raiyati nature together with house, talaw, trees, etc. situated at mouza Dimna, P.S.Mango, now M.G.M.College(Dimna), Thana No.1643, recorded under Ward No.9, Sub-Registry Jamshedpur, District Singhbhum,

for Item No.(i)

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

28.9.86

Signature

28.9.86



29.9.86  
 Bhupendra Nath Chowdhury

29/9/86  
 Santosh Chowdhury

29-9-86  
 Ajit Chowdhury

(22)

A. K. Mukherjee  
 अध्यक्ष 29/9/86  
 भारतन स्टडीरो गुरु निगम संमिति लि  
 कमलपुर

Page No. Seven

Khata No.	Plot No.	Nature of Land.	Area.	Boundary.
			B. K. D.	
271	1516	Gora-II	1-19-0,	N:Plot No.1517, S:Plot No.1471,
130	1465/4975 (Part)	Gora	2-2-6,	N:Rest portion of Plot No.1465/4975, S:Plot No.1469,
261	1467(Part)	Gora-II	0-6-0,	N:Plot No.1465, S:Plot No.1468,
272	1690 a,b	Mokan, Garabari	2-10-12	N:Plot No.1688 & 1689 S:Plot No.4975,
<b>TOTAL:- 15-6-5.</b>				

Item No. (ii)

137	1493	Don-II	0-15-11,	N:Plot No.1494, S:Plot No.1492,
137	1480	Don-II	1-14-5,	N:Plot No.1481, S:Plot No.1492,
137	1475	Don-II	0-11-7	N:Plot Nos.1473 & 1474, S:Plot No.1478,
137	1477 (Part)	Don-II	0-3-5	N:Plot No.1515, S:Plot No.1479,
136	1508 (Part)	Gora-II	0-10-4	N:Plot No.1468, S:Plot No.1515,
139	1469 (Part)	Gora-III	1-3-5	N:Plot No.1465, S:Plot No.1517,
139	1465/4975	Gora-II	1-5-10	N:Plot No. Rest portion of plot No.4975, S:Plot No.1465 & 1467,
<b>TOTAL: 6-3-7.</b>				

*(Handwritten signature)*

*(Handwritten signature)*  
 28.9.22

27/08/86

29.9.86

Dhupendraji  
Chavhan  
29/9/86

Sandak

Chavhan

29/9/86

Ajit Chavhan

29-9-86

(22)

Page No. Eight

A. K. Mukherjee

29/9/86

भारत सरकार के विनाश बगिचे विभाग  
नगरपालिका

Item No. (iii)

Khata No.	Plot No.	Nature of land.	Area	Boundary.
			B. K. D.	
294	1498(Part)	Don-II	0-8-7,	N:Plot No.1492,S:-Plot No.1501,
293	1491	Don-II	1-8-10,	N:Plot No.1490,S:-Plot No.1492,
293	1494	Don-II	0-17-4,	N:Plot No.1479,S:-Plot No.1493,
293	1478	Don-II	1-13-0	N:Plot Nos.1476 & 1475, S:Plot No.1479,
293	1474	Don-II	0-3-0	N:Plot No.1471, S:Plot No.1475,
293	1473	Don-II	0-3-0	N:Plot No.1471 & 1472, S:Plot No.1475,-
293	1472	Moti Arh	0-1-10	N:Plot No.1470,S:Plot No.1481,
293	1471	Don-II	1-13-0,	N:Plot No.1516 & 1470, S:Plot No.1474 & 1473,
136	1518(Part)	Gora-II	0-10-4	N:Plot No.1468,S:-Plot No.1515,
293	1468(Part)	Don-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(Part)	Gora-II	0-10-0,	N:Plot No.1465, S:-Plot No.1517,

James  
26/8/17

28.9.22

29.9.86  
Bhupendra Nath  
Choudhary

Sanjay  
Choudhary  
29/9/86

Asst. Comptroller  
29-9-86

A. K. Mukherjee  
29/9/86  
महाराष्ट्र सरकार  
जमशेदपुर

Khata No.	Plot No.	Nature of land	Area. B. K. D.	Boundary.
139	1465/4976 (Part)	Gora-II	1-5-12,	N; Plot No. 1690, S; Rest portion of plot No. 497
TOTAL:			9-14-3.	

Item No. (iv)

134	1687	Talaw	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 11 kathas 15 dhurs.

Annual Rent: For the Khata No. 271 - Rs. 20.95 paise, Khata No. 139 - Rs. 13.80 paise, Khata No. 261 - Rs. 0.60 paise, Khata No. 272 - Rs. 2.50 paise, Khata No. 137 - Rs. 8.50 paise, Khata No. 136 - Re. 1/- only, Khata No. 294 - Rs. 0.90 paise, Khata No. 293 - Rs. 12.65 paise, Khata No. 134 - Rs. 2.20 paise and Khata No. 141 - Rs. 3.60 paise only.

IN WITNESS WHEREOF the Sellers do hereunto set their respective hands to-day at Jamshedpur on the day, month and year first above written.

Read over and explained the contents of this Deed to the executants who admitted to be correct.

J. R. Ghose  
Advocate  
29/9/86

Witnesses:

1. *Choudhary* (Biswanath Choudhary) Dimna Barli 29/9/86
2. *Kanjit* Mukherjee

Typed by: M. M. Sarkar, Jamshedpur. 29/9/86



*Choudhary*  
28.9.22



20.09.22  
*Sh. M. S. ...*

1.50

Police Not Available

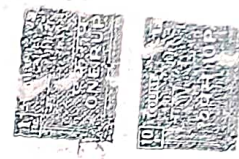
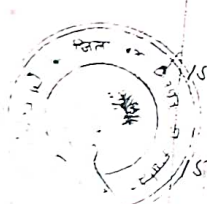
दिनांक के लिए आवेदन की तारीख Date of application for the copy	मा. म. और को. लि. अर्पण के समय कर दे की तिथि Date fixed for not the requisite sum of stamps and 1		
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मौज - अर्ध सुचित क्षेत्र जासोयपुर वार्ड नं 9 मराना गुमा 0.15 मा लिलहासा नाम मा वरम (वेध)

अर्ध सुचित क्षेत्र	वर्ग	वर्ग का नाम	क्षेत्रफल	मालिक	विवरण
अर्ध सुचित क्षेत्र	खेती	खेती	0.15	मा लिलहासा	...
अर्ध सुचित क्षेत्र	खेती	खेती	0.33	मा लिलहासा	...
अर्ध सुचित क्षेत्र	खेती	खेती	0.06	मा लिलहासा	...



- 1572 1. प्रजा वल्लभ दानदा
- 2. प्रजा वल्लभ 1
- 3. गोलक विद्या दानदा
- 1575 2. गोलक विद्या 1
- 3. विद्या शिवालय दानदा
- 1576 2. गोलक विद्या 1
- 3. गोलक विद्या दानदा
- 1579 2. गोलक विद्या 2
- 3. गोलक विद्या दानदा
- 1490 2. प्रजा वल्लभ 1
- 1492 3. प्रजा वल्लभ दानदा
- 2. नि. 3
- 1496 3. गोलक विद्या दानदा
- 2. नि. 4
- 1497 1. दानदा 0
- 2. नि. 3



नं० 234 अं 1979-80 सोप (नं० 1465)  
 प्रजा वल्लभ दानदा विद्या शिवालय  
 स्वतंत्र नं० दानदा प्रजा वल्लभ दानदा  
 स्वतंत्र नं० दानदा प्रजा वल्लभ दानदा

Dhruvrajee  
 28.9.22



Transaction Success! Please Note Your Transaction Id.

Name	VikashKumarSingh
Token No / Depositor ID	20220000118251
Amount	2220
Transaction ID	1a5c8f15b3d0051df636
GRN	2213715740
CIN	10002162022092811423
Time	2022-09-28 15:39:46

कोरोना को हराना है सफाई को अपनाना है




दो गज की दूरी मास्क है जरूरी

*VikashKumarSingh*

## निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	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-॥ 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' जिरासे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-॥ 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.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

  
 जाँच लिपिक का हस्ताक्षर  
 तिथि सहित

  
 निबंधन पत्राधिकारी का हस्ताक्षर  
 तिथि सहित





## Document Registration Summary 1

Date :-28-Sep-2022

- Government/Market Value: ₹550900/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹0 /-

On Date 28-09-2022 Presented at District SRO -  
Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

Receipt : 717024

Receipt Date : 28-09-2022

Presenter Name: -

SP

₹2220

Total

₹2220

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
SP	2220	2220	0	GRAS	VikashKumarSingh	<ul style="list-style-type: none"><li>• GRN Number : 2213715740</li><li>• DEPT Transaction Id : 1a5c8f15b3d0051df636</li><li>• Transaction Type :</li></ul>	2220
Sub Total	2220	2220	0				

Article : Cooperative Society Lease Number of Pages : 148

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR  
Office Name :- District SRO - Jamshedpur  
District Name :- EastSinghbhum  
State Name :- Jharkhand

## Deed Endorsement

Token No :- 20220000118251

Deed Type	Cooperative Society Lease
Number of Pages	148
Fee Details	SP :- Rs. 2220,
Property No.	1
Valuation Details	Value :- Rs.550856/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Dimna Location :- Other Road, Dimna Property Boundaries :- East: PRIVATE ROAD, West: SOCIETYS PLOT NO 111, South: SOCIETYS ALLEY, North: SOCIETYS PLOT NO 01 Khata Number - 271Plot Number - 1492Volume Number - 31Page Number :- 8Holding Number - 009000065800M0 Area Of Land :- 1.24 Decimal

Sh.,Smt.URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED REP BY  
ARUN KUMAR MUKHERJEE s/o/d/o/w/o LATE B N MUKHERJEE has  
presented the document for registration in this office  
today dated :- 28-Sep-2022 Day :- Wednesday Time :- 16:54:15 PM






URBAN SAHAKARI GRIHA  
NIRMAN SAMITY LIMITED REP  
BY ARUN KUMAR  
MUKHERJEE(Individual)




Party Name	Document Type	Document Number
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URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED REP BY ARUN KUMAR MUKHERJEE



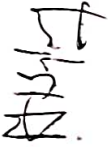
PAN/UID

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	URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED REP BY ASHIS KUMAR MUKHERJEE Address1 - OFFICE AT ALAKANANDA COMPLEX C BLOCK GROUND FLOOR KUNJNAGAR SONARI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:				LESSOR Age:76			
2	URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED REP BY ARUN KUMAR MUKHERJEE Address1 - OFFICE AT ALAKANANDA COMPLEX C BLOCK GROUND FLOOR KUNJNAGAR SONARI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Arun Kumar Mukherjee Address:- 4/1, Sneetal Cihaya Apartment, Near - Sai Baba Mandir, Post Office Road, Das Bastee, Sonari, P O - Sonari, Jamshedpur, , Purbi Singhbhum, 831011, , Jharkhand, India		LESSOR Age:56			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	VIKASH KUMAR SINGH Address1 - H NO 1 CHANDRAWATINAGAR MANGO NH 33 JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: , Permission Case No.-	Yes	Vikash Kumar Singh Address:- H No- 01, , Chandrawati Nagar, N H- 33, Mango, PO- M G M, JAMSHEDPUR, , Furbi Singhbhum, 831018, , Jharkhand, India		LESSEE Age:36			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MANOJ KUMAR SINGH S/o-D/o MADAN PRASAD SINGH Address1 - 19 SANKH ROAD OLD BARIDIH EARIDIH COLONY 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	PARMANAND SHARMA Address1 - HOUSE NO 22 JAWAHARNAGAR RD NO 4/2 MANGO JAMSHEDPUR, Address2 - , , , Jharkhand			







## Pre Registration Docket

Date :- 28-09-2022 12:05 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 20220000118251

Appoinment :- 28-Sep-2022 Time:- 16:5

Article	Cooperative Society Lease
Pre Registration Date	28-Sep-2022
No. Of Pages	74
Stamp Duty	0
Paid Stamp Duty	0
Total Fees	₹ 2,220.

Property Id: 824216

Valuation No. : 1114753 / 2022	:- 2022-2023	Date : 28-September-2022 12:23:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Dimna
Dimna - Other Road		
Khata Number - 271		
Plot Number - 1492		
Volume Number - 31		
Page Number : 8		
Holding Number - 009000065800M0		

### Property Rates

#### Residential Land (Y)

₹444239/- Decimal

Valuation Rule : Residential Land

### Property Details

1	Land area	1.24 Decimal
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### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.24 x 444239=550856.36	₹5,50,856/-
A	Total		₹5,50,856/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹5,50,900/-
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Total Amount in Words : Five Lakh Fifty Thousands Nine Hundred Rupees Only.

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PRIVATE ROAD, West: SOCIETYS PLOT NO 111, South: SOCIETYS ALLEY, North: SOCIETYS PLOT NO 01
Area	Land area : 1.24 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	550856.36
Transaction Amount	-

LESSEE	<b>-Mr. VIKASH KUMAR SINGH, Address - H NO 1 CHANDRAWATINAGAR MANCO NH 33 JAMSHEDPUR- ,Father/Husband Name DILIP SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0274</b>
LESSOR	<b>-Ms. URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED REP BY ASHIS KUMAR MUKHERJEE, Address - OFFICE AT ALAKANANDA COMPLEX C BLOCK GROUND FLOOR KUNJNAGAR SONARI JAMSHEDPUR- ,Father/Husband Name LATE BIJAY GOPAL MUKHERJEE , PAN No.- ,Permission Case No.- , Aadhaar No. *****2792</b>
	<b>-Ms. URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED REP BY ARUN KUMAR MUKHERJEE, Address - OFFICE AT ALAKANANDA COMPLEX C BLOCK GROUND FLOOR KUNJNAGAR SONARI JAMSHEDPUR- ,Father/Husband Name LATE B N MUKHERJEE , PAN No.- ,Permission Case No.- , Aadhaar No. *****3195</b>

Witness Information	<b>Mr. PARMANAND SHARMA , Address - HOUSE NO 22 JAWAHARNAGAR RD NO 4/2 MANGO JAMSHEDPUR- Father/Husband Name-DEV NARAYAN SHARMA</b>
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Identifier Details	<b>Mr. MANOJ KUMAR SINGH , Address - 19 SANKH ROAD OLD BARIDIH BARIDIH COLONY JAMSHEDPUR- , Father/Husband Name-MADAN PRASAD SINGH</b>
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**Fee Rule:COPRATIVE SOCIETY**

1	SP	2,220
<b>Total</b>		<b>2,220</b>


**Fee Rule:COPRATIVE SOCIETY**

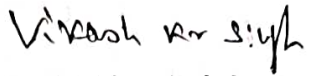
<b>Total</b>		<b>0</b>
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All the entries made, have been verified by me and are found same as the entries of the document presented.



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 हयाना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



कार्यालय सहायक निबंधक सहयोग समितियाँ, जमशेदपुर अंचल, जमशेदपुर

दिनांक

दिनांक

पेमेंक

सहायक निबंधक,  
सहयोग समितियाँ,  
जमशेदपुर अंचल, जमशेदपुर ।

पेमेंक में

जिला अरब निबंधक  
जमशेदपुर ।

विषय

सीमा क्षेत्र नियंत्रण को संबंध में ।

माहाराज,

संपर्क: विषयक अग्रिम सतर्कता में निम्नलिखित विषय अलकनंदा कम्पलेक्स जमशेदपुर जमशेदपुर के पत्रांक US/025 दिनांक 02.06.2022 के द्वारा समिति के सदस्यों के सीमा क्षेत्र दस्तावेज के निबंधन हेतु अनुरोध किया गया है जा निम्नलिखित है

Sl. NO.	Name Of The Member	Membership No.	Property Details	Sq. Ft.
01	Mr. Suman Saurabh S/o Mr. Sudhir Kumar	UGS/874/22	12B, Chandrawati Nagar, Mango, Dimna, Jamshedpur	50x80 = 4000 Sqft
02	Mr. Vikash Kumar Singh S/o Mr. Dilip Singh	UGS/895/22	111A, Chandrawati Nagar, Mango, Dimna, Jamshedpur	35x15 = 540 Sqft

अतः पत्र में प्रोक्त सदस्यों के निबंधन हेतु संबंधित निबंधन विभाग द्वारा कृपया जमीन के पत्रांक 494, दिनांक 20.02.2009 के आदेश के अंतर्गत पट्टाधिकारी को निबंधन कुमार प्रसाद पट्टाधिकारी की अनुपस्थिति में निबंधन विभाग से अनुपस्थिति की जाई है जिसके अंतर्गत के विवाद की स्थिति में संबंधित स्वयं उत्तरदायी हामी ।

निबंधन विभाग

-8-

सहायक निबंधक

आपाक : 343

दिनांक 11/06/22

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

*Suman Singh*  
28.06.22

*[Signature]*  
11.06.22  
सहायक निबंधक

Token No.: 20220000118251

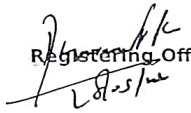
## CERTIFICATE

### Office of the District SRO - Jamshedpur

This Cooperative Society Lease was presented before the registering officer on date 28-Sep-2022 by URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED REP BY ARUN KUMAR MUKHERJEE, S/O, D/O, W/O LATE B N MUKHERJEE resident of OFFICE AT ALAKANANDA COMPLEX C BLOCK GROUND FLOOR KUNJNAGAR SONARI JAMSHEDPUR ,.

This deed was registered as Document No:- 2022/5R/4904/BK1/4565 in Book No :- BK1, Volume No :- 819 from Page No :- 163 to 310 at, office of District SRO - Jamshedpur

Date:- 28-Sep-2022

  
Registering Officer



3222

*Handwritten title: M/s. Urban Sahakari Griha Nirman Society Ltd. Jamshedpur*

2280

*Handwritten notes: State duty omitted, need sort of order, amount about Rs 1550 bonus*

*A.K. Mukherjee*  
Chairman  
Urban Sahakari Griha  
Nirman Society Ltd.  
Jamshedpur.

*H.R. Singh*  
Hrny Secretary  
Urban Sahakari Griha  
Nirman Society Ltd.  
Jamshedpur.



*Handwritten signature: Dilip Kr. Singh*



*Handwritten signature and date: 10/8/99*

**M/s. Urban Sahakari Griha Nirman  
Society Limited  
Jamshedpur**

REGISTRATION NO. 27 JAM' 85

THIS INDENTURE OF LEASE is made and executed on this the 10th day of August 1999 at Jamshedpur BETWEEN M/s Urban Sahakari Griha Nirman Society 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, Kunj Nagar, Sonari, P.S. - Sonari, Town Jamshedpur, District East Singhbhum, represented through its Chairman Ashish Kumar Mukherjee & Late Bijoy Gopal Mukherjee of TS/C-58, Nidhi Flat P S Golumuri, Jamshedpur represented through his Constituute attorney Sri G D. Mukherjee son of Late B. Mukherjee, residing flat No-E/2 Alakananda Complex, Kunj Nagar, Sonari P S - Sonari, Jamshedpur vide Attorney IV 603 Dated 17-11-99 which was Registered Dist 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

*Handwritten notes: Land exempted, for housing, note D taluk of...*

AND

Mr. Dilip Kr. Singh son of Mr. Vyas Narayan Singh (resident of 2, Anik Sri Path, River View Colony, Uliyan P.S. Radma town Jamshedpur, District East Singhbhum, a member of the above named Society being membership No UG/505/99 dated 10-07-99 hereinafter called the LESSEE (which expression shall mean and include his heirs, legal representatives, executors, nominees and successor) 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 there on the above named Society has acquired land together with Talaw trees etc, by way of purchase vide Sale Deed No. 6697 dated 19-9-86 situated at Mouza Dimna within P.S. Mango, (now I. G. M. College Dimna) Jamshedpur Dist Singhbhum under ward No. 9, measuring a total area of 35 bighas, 11kattas and 10dhara, which site has been named by the Lessor Society as 'Chandrawati 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 member of the Society who have paid the cost of such plot 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 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 shareholder is a constituent member of the Lessor Society being Membership No UG/505/99 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 the Lessor Society to grant to the aforesaid Lessee a lease of a plot measuring 50' X 30' bearing Lessor's Plot No. 1 situated in Mouza Dimna within P.S. Mango, more fully described in the schedule 'A' below and delineated in the map of green colour annexed herewith being apart of this Deed for construction of his residential house thereon by the Lessee.

*A. K. Mukherjee*  
Chairman  
Urban Sahakari Griha  
Nirman Samity Ltd.,  
Jamshedpur.

*Dilip K. Singh*  
Hon'y Secretary  
Urban Sahakari Griha  
Nirman Samity Ltd.,  
Jamshedpur.



*Dilip K. Singh*

AND NOW THIS DEED WITNESS AS UNDER :

1. That in consideration of a sum of Rs. 55,510/- (Rupees Fifty five thousand five hundred ten 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 convey in the Lessee member  
Mr. M. S. Dilip K. Singh  
Son of Mr. Veal Narayan Singh  
of the strength of him / her membership No. UAS/505/99 plot No. 1  
as described in the schedule below free from encumbrances as delineated 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 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. 1 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 the land by the Lessee 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 6th day of Aug, 1999 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 member including the aforesaid Lessee within the price paid or further to be paid hereafter constructs road, lanes, drains, water pipe linea 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.
4. That the Lessee shall pay annual rent of Rs. 60/- (Rupees Sixty only) payable in advance on the 15th day of February of each year without any deduction.
5. That the Lessee for himself and his 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.
  - 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 said society and be approved by the executive committee of the society shall be final and conclusive as between the parties, hereon.
  - c) To bear, pay all rents, taxes, assessments 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 build 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 electric line on the building constructed over the demised plot by the lessor.



*A.K. Mukherjee*  
Chairman  
Urban Sahakari Griha  
Nirman Samity Ltd.,  
Jamshedpur.

*[Signature]*  
Hony Secretary  
Urban Sahakari Griha  
Nirman Samity Ltd.,  
Jamshedpur.



383  
*[Signature]*

e) To observe all the rules and regulations of the Lessor Society as per the bye-laws for the time being in force 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 thereof and or surrender any part or whole of the same

6. That except in the case of house building loan taken from any nationalised 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 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 such sale with the person of his choice but such person shall be a member of the Society and before finalising 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 & 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'**

(Full particular of the plot allotted)

District Singhbhum within Pargana Dhalbhum P.S. Mango, Jamshedpur under ward No. 9 within Mouza Dimna under Thana No. 1643 lessor Society Plot No. 1 being one number of plot measuring area  $50' \times 80' = 4000 \text{ sq. ft.}$  which is part and parcel of the land acquired by the Lessor Society and delineated and showing in green colour in the map annexed herewith bounded by :-

North : Society's Plot No. 2  
East : Society's Alley  
South : Society's Plot No. 111  
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 *Mr. Dilip Kr. Singh* Son of / wife of *Mr. Vyas / Prayag Singh* have set their hands on this deed the ..... day of ..... 19.....

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

COMMON SEAL



*A.K. Mukherjee*  
Chairman  
Urban Sahakari Griha  
Nirman Samity Ltd.,  
Jamshedpur.

SIGNATURED IN FULL  
THE CHAIRMAN OF THE SOCIETY

*Dilip Kr. Singh*  
SIGNATURE IN FULL  
OF THE LESSEE MEMBER

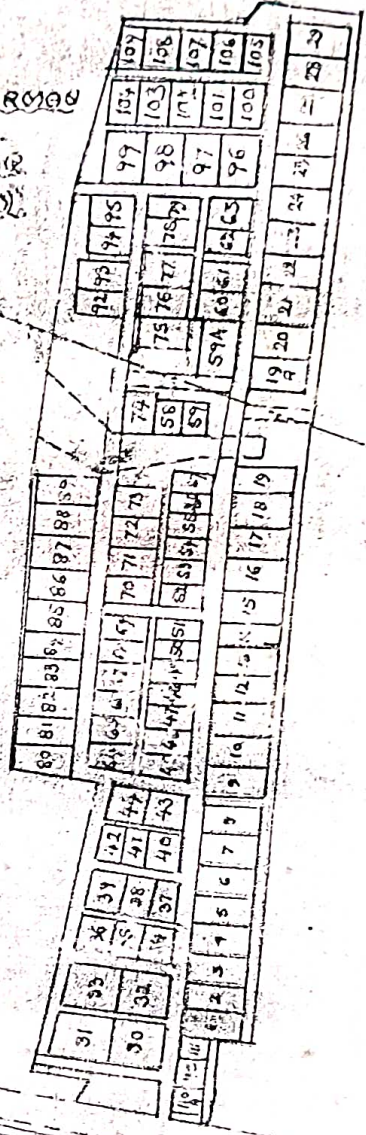
Witness :-

- [Signature]*
- [Signature]*

*[Signature]*  
Hony. Secretary  
Urban Sahakari Griha  
Nirman Samity Ltd.,  
Jamshedpur.  
SIGNATURE IN FULL  
ON THE HONY. SECRETARY  
OF THE SOCIETY.

*[Signature]*  
Date: 10/8/85

URBAN SAHAKARI GRIHA NIRMAN  
 SAMITY LIMITED.  
 CHAYORANETI NAGAR  
 DIMONA (MANGA).



*D. W. K. Singh*  
 MEMBER

*A. K. Mukherjee*  
 Chairman  
 Urban Sahakari Griha  
 Nirman Samity Ltd.,  
 Jamshedpur.  
 CHAIRMAN

*[Signature]*  
 Hony Secretary  
 Urban Sahakari Griha  
 Nirman Samity Ltd.,  
 Jamshedpur.  
 HON. SECRETARY



Rent Roll

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

District: District of Madhya Pradesh Sub-Division: Sub-Division of ...

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.
No. of plots with area.	Area in Sq. Yds.	Name of owner or holder with father's name & full address.	Name of Vill. (in which land settled lie).	Name of Estate with tauzi.	Tauzi No.	Malka Circle	Particulars of land Class Khata No. Plot No.	Average of rent or ground rent fixed.	Fair rent or 75% of the ground rent.	Area in Sq. Yds.	Fair rent collected with Date)			
1	...	...	...	...	...	...	...	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...	...	...	...	...	...	...	...
9	...	...	...	...	...	...	...	...	...	...	...	...	...	...
10	...	...	...	...	...	...	...	...	...	...	...	...	...	...
11	...	...	...	...	...	...	...	...	...	...	...	...	...	...
12	...	...	...	...	...	...	...	...	...	...	...	...	...	...
13	...	...	...	...	...	...	...	...	...	...	...	...	...	...
14	...	...	...	...	...	...	...	...	...	...	...	...	...	...
15	...	...	...	...	...	...	...	...	...	...	...	...	...	...

Total ...