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Chairman Urban Sahakari Griha Nirman Samity Ltd. Jamshedpur.

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



1371

Urmila Sharma 27.12.2001

URBAN SAHAKARI GRIHA NIRMAN SAMITY LIMITED. JAMSHEDPUR. Registration No. 27 JAM' 85.

THIS INDENTURE OF LEASE is made and executed on this the 27th day of December 2001 at Jamshedpur BETWEEN :- 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, Kanj nagar, Sonari, P.S. Sonari, Jamshedpur, Dist. East Singhbhum, represented through its Chairman Ananda Kumar Chakraborty son of Late S.P. Chakraborty of 47, Chandrawati Nagar, Mango N.H. 33, P.S. Ulidih (Mango) Jamshedpur, Dist. East Singhbhum and Hony. Secretary Ripu Sudan Dubey son of Late Pandit Kamasaray Dubey of M.L.G. 123, Adityapur, P.S. Adityapur, Jamshedpur, represented through its Authentic Power of Attorney Sri Ananda Kumar Chakraborty son of Late S.P. Chakraborty of 47, Chandrawatinagar, Mango N.H. 33, P.S. Ulidih (Mango) Jamshedpur vide Authentic Power of Attorney No.3, dated 05.10.2001 which was registered District Sub-Registry, Jamshedpur, hereinafter referred as the 'Society' (which expression shall unless excluded by or repugnant to the context include its legal representatives, administrators, successors in interest and assign of the said Society) of the one part as LESSOR.

A N D

Mrs. Urmila Sharma son of/wife of Mr. Sudama Sharma resident of Gaytri Nagar (Gwala Baoti) P.O. Indra Nagar P.S. town Jamshedpur, District. Singhbhum East, a member of the above named Society being membership No. UGS/566/2001 dated 11.12.2001 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 their in the above named Society has acquired land together with Talaw, trees etc. by way of purchase-vide Sale Deed No. 6697 dated 29.9.86 situated at Mouza Dimna within P.S. Mango (now M.G.M. college Dimna), Jamshedpur District East Singhbhum under ward No. 9, measuring a total area 35 bighas, 11 kathas and 15 dhuls which sites 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 been marked the aforesaid land in several plots duly approved by the Lessor Society.

AND WHEREAS the said plots were allotted by the 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 a formal registered deed of lease in favour of each allottee member of the society who have made full 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 shareholder is a constituent member of the Lessor Society being membership No. UGS/566/2001 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 40' x 60' = 2400 Sq. Ft. being plot No. 38 situated in mouza Dimna within P.S. Mango, more full described in the schedule 'A' below and delineated the map in green colour annexed herewith being a part of this Deed for construction of his residential house thereon by the lessee.

Chairman 27/12/2001
Urban Sahakar Griha
Urban Samity Ltd.,
Jamshedpur.

Hony. Secretary
Urban Sahakar Griha
Urban Samity Ltd.,
Jamshedpur.



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Urmila Sharma
27.12.2001

AND NOW THIS DEED WITNESS AS UNDER :

1. That in consideration of a sum of Rs. 37,574/-
(Rupees Thirty Seven thousand five hundred seventy four.) 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.
Mf./Mrs. Urmila Sharma
Son of / wife of Mr. Sudama Sharma
of the strength of his / her membership No. UGS/566/2001 Plot
No. 38
As described in the schedule below free from encumbrances as delineated in the map attached
here with 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 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. 38 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 Lease
and the Lessee shall hold and enjoy the said piece of land as described in schedule for a term of
90 years commencing on the 27.12 Day
of December 2001 subject to renewal or future 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 construct road, lanes, drains, water pipe line
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. 36/- Only
(Rupees Thirty six only) payable in advance on the 15th day of February of each year without any deduction.

5. That the Lessee for himself and his heirs, successors and permitted assigns respectively
with the intent that the obligation may continue throughout out 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 future 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, 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 build over the
aforesaid plot described in the schedule 'A' within 30 days from the date of presentation of bill
thereof failing which the Lessor society shall not be responsible for disconnection of the electric
line on the building constructed over the demised plot by the lessee.

Alhamb88
Chairman
Urban Sahakari Griha
Nirman Samity Ltd.,
Jamshedpur.

Bushy
Hony. Secretary
Urban Sahakari Griha
Nirman Samity Ltd.,
Jamshedpur.



(141)
Urmila Sharma.
 27.12.2001

- 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 matter of transferring the plot and residential house thereon or any part thereof and or surrender any part or whole of 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)

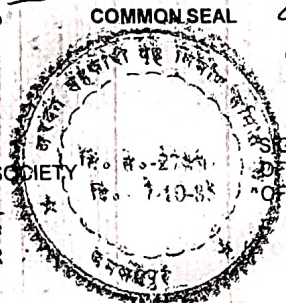
District Singhbhum within Pargana Dhalbhum P.S. Mango, Jamshedpur under ward No.9 within Mouza Dimna under Thana No. 1643 Lessor Society Plot No. 38.....being one number of plot measuring area $40' \times 60' = 2400 \text{ sq. ft.}$ which is part and parcel of the land acquired by the Lessor society and delineated and showing in green colour in the map annexed herewith bounded by :

by:-
 North : *Society's Cross Road.*
 East : *Society's plot No 37*
 South : *Society's Alley*
 West : *Society's plot No 39.*

In which whereof the parties to this Deed namely M/s. Urban Sahakari Griha Nirman Samity Limited Jamshedpur and the Lessee member above named namely *Mrs. Urmila Sharma* ~~son of~~ wife of *Mr. Sudama Sharma* have set their hands on this deed the *27/12* day of *December*, 2001.

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

Alhamb88
Chairman
Urban Sahakari Griha
Nirman Samity Ltd.,
Jamshedpur.
 SIGNATURE IN FULL
 OF THE CHAIRMAN OF THE SOCIETY
Urmila Sharma
 SIGNATURE IN FULL
 OF THE LESSEE MEMBER



Bushy
Hony. Secretary
Urban Sahakari Griha
Nirman Samity Ltd.,
Jamshedpur.
 SIGNATURE IN FULL
 OF THE HONY. SECRETARY
 OF THE SOCIETY.

Witness:-
 1. *Anurag Nurechay*
 2. *H. C. Upadhyay*

Drafted by
Bushy
 27.12.2001

URBAN SAHAKARI GRIHA
NIRMAN SAMITY LIMITED

CHANDRAWATI NAGAR
DIMNA (CHONGO)



Member

Chairman

Urban Sahakari Griha
Nirman Samity Ltd.
Dimna

HON. SECRETARY

Hony. Secretary
Urban Sahakari Griha
Nirman Samity Ltd.
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736	985	0.10	777	738	785	1.00	0.20
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प्रतिलिपि के लिए आवेदक की तारीख	रजाम और फोलियो की अपेक्षित संख्या सूचित करने के निश्चित तारीख	अपेक्षित रजाम और फोलियो देने की तारीख	तारीख जबकी देने के लिए प्रतिलिपि तैयार थी	आवेदक को प्रतिलिपि देने की तारीख
Date of application for the copy	Date fixed for notifying the requisite number of stamps and folios	Date of delivery of the requisite stamp & folios	Date on which the copy was ready for delivery	Date of making over the copy to the applicant

FOLIO NOT AVAILABLE

रखी प्रतिलिपि अंतिम प्रकाशित खतियान के खेसरा संख्या
 खाता नं० बार्ड सं० 9 जमशेदपुर अधिपक्षी क्षेत्र, जिला पूर्वी सिंहभूम।

खतियान की क्रम सं०	अभिधारी का नाम पित्त का नाम जाति और निवास	खेत		भूमि का स्वरूप	रकबा हे० आर० सं०	अभ्युक्ति	खतवाधारी का नाम और उसकी खेबट संख्या मध्यवर्ती भू-स्वामी का नाम और उसका खेबट संख्या यदि हो		(1) अधिवोगी देयत कर हेतियत और कब्जे की अवधि। (2) लगान किस प्रकार नियत किया गया, आरोही (प्रोग्रेसिव हो तो विशिष्टियाँ) (3) कोई विशेष शर्त और अनुबंधत बात यदि हो।
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प्रतिलिपिक
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Certified to be True Copy
 14/10/11
 Head Clerk to the Settlement office
 is authorised U/s 76 of the
 Indian Evidence Act. 1872

NOT TESTED
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अपेक्षक की तारीख	की अपेक्षित संख्या करने के निश्चित		प्रतिलिपि तैयार की	देने की तारीख
Date of application for the copy	Date fixed for the requisite number of stamps and folios	Date of delivery of the requisite stamp & folios	Date on which the copy was ready for delivery	Date of making over the copy to the applicant

FOLIO NOT AVAILABLE

रखी प्रतिलिपि अंतिम प्रकाशित खतियान के खेसरा संख्या
 खता नं० वार्ड नं० जमशेपुर अधिमूची क्षेत्र, जिला पूर्वी सिंहभूम।

खतियान की क्रम सं०	अभिधारी का नाम पिता का नाम जाति और निवास	खेत		भूमि का स्वरूप	रकबा हे० आर० सं०	अभ्युक्ति	द्वलधारी का नाम और उसकी खबट संख्या		(1) अधिकारी रयत कर इम्प्लूट और कल्ले की अवधि। (2) लगान किस प्रकार दिया गया था, आसंही (प्रोप्रेसिव हो तो विधिदिष्ट)। (3) कोई विशेष शर्त और अनुकूलत बात यदि हो।
		खेसरा संख्या	चौहदी				संख्या	पद-धिकारी द्वारा अभिनिश्चित - लगान। 1 लगान 2 सेस	
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		1692	3. निज 4. निज	दोन का 3	0.01.60				
		1695	3. निज 4. गोकुलदास	दोन का 3	0.04.50				
		1696	3. निज 4. निज	दोन का 3	0.03.70				

Handwritten notes and stamps on the right side of the table, including a large stamp that reads "NOT AVAILABLE" and other illegible text.



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137

1493

क्र. सं.	विवरण	मात्रा	दर	मूल्य
1506	1. प्रयोग वस्तुसमूह संख्या 2. गैरलोक निर्माण संख्या	दोस्रो 6	18	40
1508	1. प्रयोग वस्तुसमूह 2. गैरलोक निर्माण	दोस्रो 5	21	60
1510	1. प्रयोग वस्तुसमूह 2. प्रयोग वस्तुसमूह	दोस्रो 6	26	00
1514	1. गैरलोक निर्माण 2. प्रयोग वस्तुसमूह	दोस्रो 6	23	90
1520	X	मातो मात्रा	01	00
1521	1. पंचनीनाहा 2. गैरलोक निर्माण	दोस्रो 3	37	70



अह (कम) अति संवेदनशील वस्तुसमूह संख्या 1493
 1968 मी वारा 3 (प्र) वारा निर्धार (क) डिप्लोमा नगरी परिभाषित
 कर (स) (क) अति संवेदनशील 1970 मी वारा 10 (प्र) क) अति संवेदनशील
 वस्तुसमूह संख्या 3 (प्र) क) अति संवेदनशील दिनांक 10 अक्टूबर 1977
 मी सिद्ध करा.
 अति संवेदनशील वस्तुसमूह संख्या 1493 अक्टूबर 1977 मी
 संशोधित करा.

ह. अ. अ. अ.
 संशोधित कर (स) (क)
 निर्धारित.

10 1 35 10

जि. सं. 2001
 म. सं. 2001
 29.12.77

प्रमाणित करा
 29.12.77

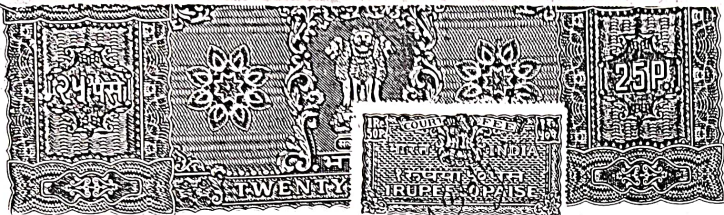
प्रमाणित करा
 29.12.77

जि. सं. 2001
 म. सं. 2001
 29.12.77

हस्तक्षेप नसताना
 22/12/77

हस्तक्षेप नसताना
 22/12/77

10 मी. अ. अ. अ.
 10 मी. अ. अ. अ.



प्रतिनिधि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की उपेक्षित संख्या सूचित करने की तिथि Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिनिधि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिनिधि देने की तारीख Date of making over the copy to the applicant.
20/4/28	20/4/28	29/4/28	22/4/28	

पता: अधि. सूचि. क्षेत्र जमशेदपुर महानगर प्रान्त तैप्री व.
 पिन: नाई २०९ पडी पिन २०

शेताधान

मालिक का नाम गो. लाल सिंह : निवासी जमशेदपुर
 अधि. सूचि. क्षेत्र जमशेदपुर का नाम गो. लाल सिंह

क्र.सं.	नाम	वर्ग	मूल्य	कुल
137	गो. लाल सिंह जमशेदपुर महानगर	2	1475	007 70
		3	1477	011 00
		4	1480	025 60

लगाव/बेहा गमरी (सी) का उन्नत गोंडीकरण
 निस्समोत्रे गमरी विभाग: उन्नत गोंडीकरण
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क्र. सं.	विवरण	दस्तावेज सं.	पृष्ठ सं.	कुल पृष्ठ सं.
1493	1. प्रस्ताव व लक्ष्य-संश्लेषण 2. गौशाला निर्माण-संश्लेषण	2	2	10 20
1506	1. सी.ए. नोट्स 2. प्रस्ताव व लक्ष्य	2	6	18 40
1508	1. प्रस्ताव व लक्ष्य 2. सी.ए. नोट्स	2	3	21 60
1510	1. प्रस्ताव व लक्ष्य 2. प्रस्ताव व लक्ष्य	2	6	26 60
1514	1. सी.ए. नोट्स 2. प्रस्ताव व लक्ष्य	2	6	23 70
1520	X	मोटी मात्रा		01 00
1521	1. पंजीनामा 2. निरूपण नोट्स	2	3	37 70
10				1 35 10

अहमदाबाद जिल्हा अर्थी वित्त विभाग अहमदाबाद येथे 1968 मी कार्या क्र. 23 (प्र) तर्फे निदेश (ने. 33/68) नमूद परिशिष्ट (अ) क्र. 1 (अ) अधिनियम 1920 मी कार्या क्र. 10 (उ) मी अधिनियम 1977 मी कार्या क्र. 3 मधील अंतिम प्रकाशन दिनांक 10.11.1977 मी मिळालेला आहे. अंतिम प्रकाशन प्रकाशित दि. 18.11.1977 मी प्रकाशित झाले आहे.

६० मधील
वैशेषिक प्र. अधिनियम
प्रि. ६० मी

जिल्हा सचिव
अहमदाबाद
27.11.77

प्रमाणित करणारे
अहमदाबाद
27.11.77

जिल्हा सचिव
अहमदाबाद
27.11.77

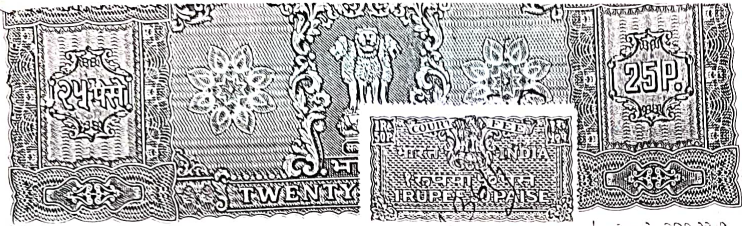
जिल्हा सचिव
अहमदाबाद
27.11.77

जिल्हा सचिव
अहमदाबाद
27.11.77

जिल्हा सचिव
अहमदाबाद
27.11.77

जिल्हा सचिव
अहमदाबाद
27.11.77

जिल्हा सचिव
अहमदाबाद
27.11.77



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की तिथि तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
१०/१२/६८	१०/१२/६८	११/१२/६८	१२/१२/६८	

श्री राजा: अधि सुचित्र क्षेत्र जगन्नाथपुर मराठे प्रगना वौजी ब.
 पाना: नाई नं० १ पट्टी पाना नं०

माखिल को गते को नया लेटर : निहार चरकार
 अ. वि. मारी दस्तदार को गते को नया लेटर

अंश/मात्रा	रकम	विवरण	रकम
137. श्री लाल निहारी	1475	३. प्रमाण पत्र २. जमा बन्धन	००७ ७०
श्री मारी मारा	1477	३. निहारी २. निहारी	० ११ ००
श्री मारी मारा	1480	३. निहारी २. निहारी	० २५ ६०

आगत/वैद्य नारी क्षेत्र को अ. वि. मारी दस्तदार को गते को नया लेटर
 निहार चरकार को गते को नया लेटर
 अ. वि. मारी दस्तदार को गते को नया लेटर
 अ. वि. मारी दस्तदार को गते को नया लेटर
 अ. वि. मारी दस्तदार को गते को नया लेटर
 अ. वि. मारी दस्तदार को गते को नया लेटर

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