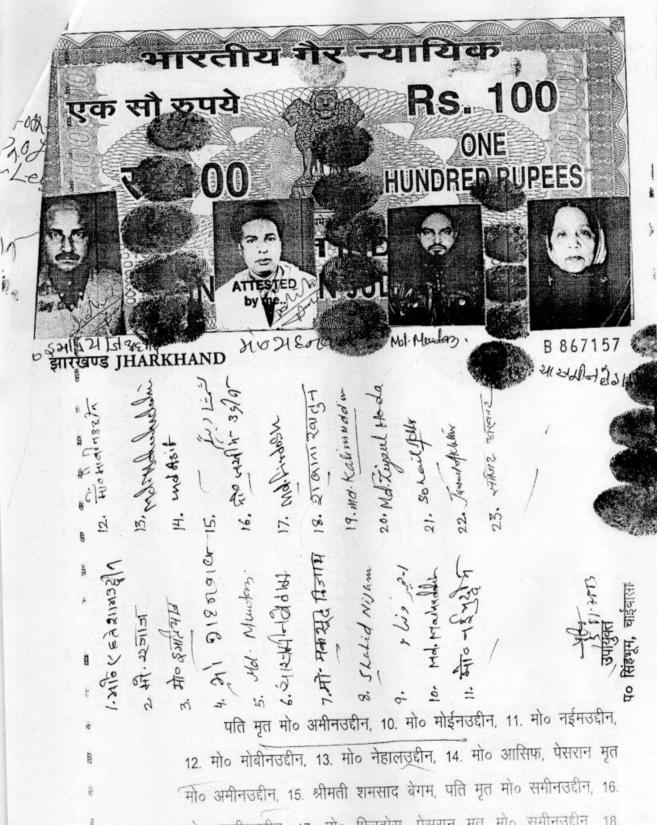
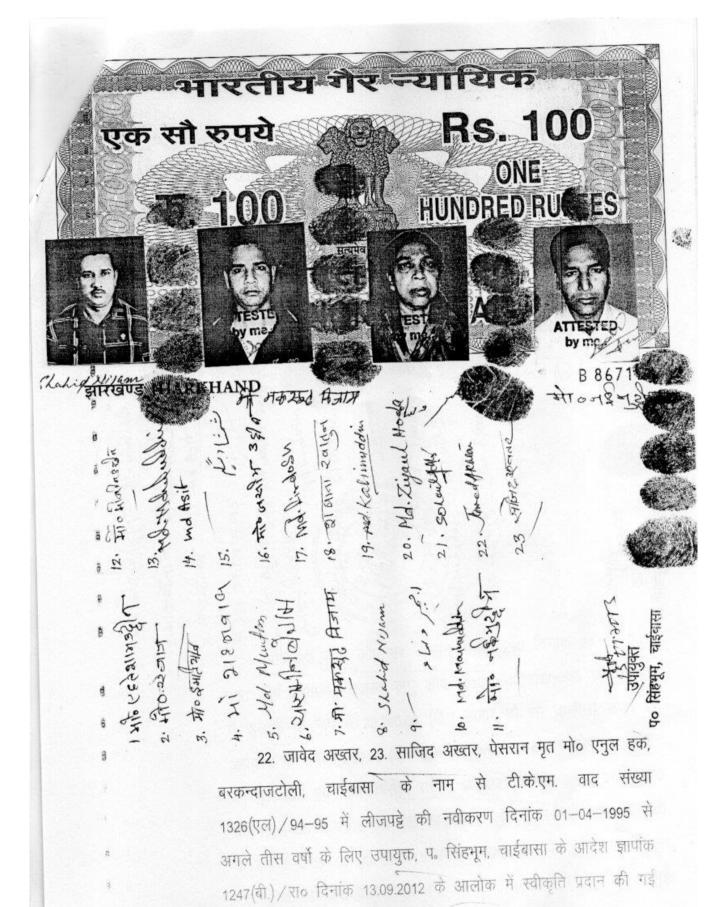


या २१ के अधीन ग्राह्य मारतीय स्टाम्प अस्मिर्ड्सासा टाउन खासमहाल क्षेत्रान्तर्गत मुहल्ला बरकन्दाजटोली, वार्ड वानापुर कारावारी अस्तिन्द्रम प्राप्ट्या 11, वर्त्तमान वार्ड संख्या 16, होल्डिंग सुंख्या 521, प्लॉट संख्या 1332 मुक या स्टाम्प इन्क अपेक्षित नहीं।



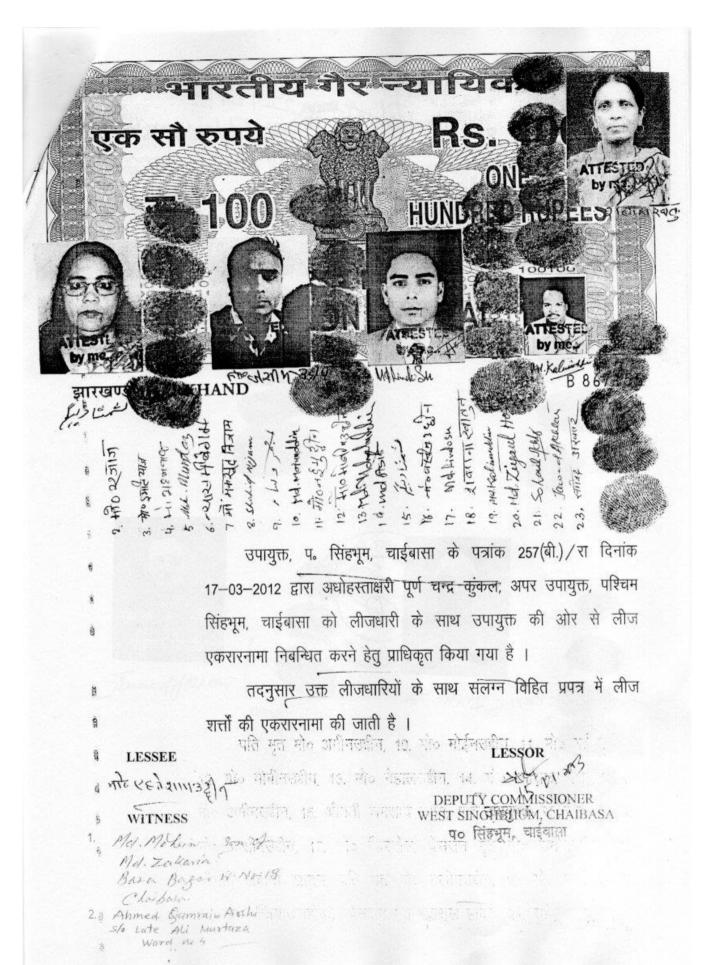
मो० जसीमउद्दीन, 17. मो० फिरदोस, पेसरान मृत मो० समीनउद्दीन, 18. श्रीमती शबाना खातुन, पति मृत मो० हलीमउद्दीन, 19. मो० कलीमउद्दीन, 20. मो० जियाउलहोदा, पेसरान मृत शमसुल होदा, 21. सुहेल अख्तर,



है।



द्वारा शीर्ष 0029-भू-राजस्व, लघु शीर्ष 0010100007676-अन्य प्राप्तियां मद में सलामी के रूप में 20,240.00 (बीस हजार दो सौ चालीस) रूपये एवं अर्थदण्ड के रूप में 250.00 (दो सौ पचास रूपये) जमा कर कोषागार चालान की मूल प्रति एवं लगान रसीद संख्या 1660221 दिनांक 5-12-2012 द्वारा वर्ष 1995-96 से 2012-13 तक का बकाया लगान, सेस एवं सूद की राशि के रूप में 2,051.19 (दो हजार इकावन रूपये उन्नीस पैसे) जमा कर लगान रसीद की छायाप्रति दाखिल की गई है, जिसे अभिलेख में संधारित की गई



T.K.M Case 1326(L) / 94-95

GENERAL FORM OF LEASE FOR RENEWAL/RESETTLEMENT OF TOWN KHASMAHALS

This indeture made this day of month of 2013 between the Governor of Jharkhand (hereinafter called the Lessor which expression shall, where the context so admits or implies include his successors in office and assigns) of the One Part.

AND	Late Md. Mohinddin 16 CE 221149217
Son of	Late Md. Mohinddin Bo
	Late Ma. Moningain
	Late Md. Mohinddin १ औ० अमिन भार्न
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Son of	Late Md. Mohinddin Mol Mungton
Wife of	Late Md. Nizamuddin 2084-12414
Son of	Late Md. Nizamuddin _ Studied Nisam
Son of	Late Md. Nizamuddin मी प्रमार निजाम
Wife of	
Son of	Late Md. Aminuddin Md. Amyachin
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Son of	Late Md. Aminuddin
Son of	Late Md. Aminuddin politicalist
Son of	Late Md. Amininggin and Asis.
Wife of	Late Md. Saminuddin
Son of	- Late Md. Saminuddin who want 1-39
Son of	Late Md. Saminuddin Md. LindoSk
Wife of	Late Md. Halimuddin 2101171 2013-1
Son of	Late Md. Shamsul Hoda not Kalimodala
Son of	Late Md. Shamsul Hoda Md. Ziyaul Hoda Late Md. Ainul Haque Schart July
Son of	Late Md. Ainul Haque Sohare Jols
Son of	Late Md. Arnul Hague Januar Hellan
Son of	Late Md. Ainul Haque ATTIZ 372402
ndaztoli,	New Ward No. 16, Chaibasa.
	AND Son of Son of Son of Son of Son of Wife of Son of Wife of Son of

(hereinafter called the Lessee which expression shall where the context so admits or implies include his heirs, executors, administrators, representatives and assigns) of the Other Part.

Whereas the lessess has applied for permission to occupy for the purposes Residential the lands and premises specified in the first part of the schedule hereunder written and has paid a sum of Rs. 20,240.00 (Rupees Twenty Thousand Two hundred and Forty) only as SALAMI of lease and whereas the said application has received the sanction of Additional Deputy Commissioner, West Singhbhum, Chaibasa as empowered by letter No. 1247 (B)/Ra. dated 13.09.2012 of Deputy Commissioner, West Singhbhum, Chaibasa.

Now this indenture witnesseth that the lessor doth hereby demise unto the lessee all the lands and premises as specified in Part I of the Schedule with their appurtenances, to hold the same unto the lessee from the 1st (day) of April (month) 1995 (Year) for the term of 30 (Thirty years) yeilding and paying therefore clear yearly rent of Rs 20.00 (Rupees Twenty) only for the first year and thereafter in the manner as indicated in letter no.1226/Ra dated 15-04-11 which is annexed herewith and marked as annexured "1" of the Lease deed. The lessee hereby convenants with the lessor that he will perform and observe the terms and conditions set forth in the second part of the said schedule.

In witness whereof the said parties have hereunto set their hands and seal and the day, month and year as mentioned first above written with the photographs of the lessee(s) overleaf.

Signed by

Alton Mis (PURNA CHANDRA KUNKAL)

as Deputy Commissioner, West Singhbhum Chaibasa as empowered by Order no. 257(B)/Ra dada 17-03-2012

Signed by

in the presence of: Met Mix.

THE SCHEDULE ABOVE REFERED TO (SPECIFICATION OF THE HOLDING)

Holding Number: 521

Name of Circle: Sadar Chaibasa

Name of Muhalla/Ward No of Municipality area: Barkandajtoli, Ward No. 16 (New)

Plot Number: 1332 and 1333 Plotwise area (in Acre): 0.10 Acre

Boundaries of plot (with plot no and name)

North: Municipality Road South: House of Gulahi Bax

West: Masjid East: House of Elyas

Total area of Leased out plot (in Acr): 0.10 Acre

Amount of Rent assessed for the first year

(other than CESS amount) Rs 20.00 (Rupees Twenty) only

No. of trees of each kind: x

Photograph(s) of Lessee(s) and specimen signature(s) duly attested



Part II - TERMS & CONDITIONS

- The lessee shall pay to the Deputy Commissioner, West Singhbhum, Chaibasa the said ren Rs. 20.00 (Rupees Twenty) only for the first year and thereafter in the manner as indicated in annexure "1" of the Lease deed without any deduction.
- Except with the previous sanction of the Deputy Commissioner in writing which he may refuse at his discretion the leasse shall not transfer, as signed, sublet or part with the possession of the demised land and premises may part thereof may building erected thereon.

Provided that a sanction to a transfer, assignment, subletting or parting with possession in favour of a person who is not a Government Servant of the same clause as the lessee shall not be granted unless an offer of the said transfer, assignment, subletting or parting with possession for a consideration approved prefixed as reasonable by the Deputy Commissioner and in case of disagreement by the Commissioner of the Division whose decision shall be final has been made in writing to all Government Servant aforesaid and has not been excepted by any of them. The offer shall be made in such manner and remain open for such period as may be directed by the Deputy Commissioner.

Provided further that the sanction aforesaid shall not be granted unless a fee of one or 25% of the yearly rental, which is higher, is paid to the Deputy Commissioner.

In the case succession by inheritance no fee as aforesaid shall be payable the person succeeding shall apply for forthwith to the Deputy Commissioner or the Sub Divisional Officer cum Khasmahal Officer for mutation of names and such applications shall bear the court fee stamps prescribed by law.

- 3 The lessee shall not cut down or in any way injure any trees on the said demised premises without the previsous permission in writing of the Deputy Commissioner.
- The lessee shall make no excavation on the said demised premises other than as may be sanctioned by the Deputy Commissioner and shall not in any way diminish or in any other way injure or make any permanent alteration upon, his holding without the written consent of the Deputy Commissioner.
- The lessee shall keep intact and well defined the boundaries of the said premises and shall from time to time when required by the Deputy Commissioner point these out to any officer or person dully authorised by him in writing to inspect them.
- In the event of lessee failing to pay any instalment of rent on or before the dates herein fixed for such payments such arrears shall without prejudice to any other right or remedy of the lessor carry interest @ 10% per annum from the date on which the same become payable until payment

- 7 The lessee shall not erect any building or make any addition to or any alteration or demolish or remove any building now or hereafterto be erected on the demised premises without the previous consent of the Deputy Commissioner in writing. On breach of this condition the lessor may without prejudice to any other right or remedy require the lessee on one month's notice in writing to demolish any such building or addition and restore the altered premises to their former condition and the lessee shall not be entitled to any compansation whatsoever in respect thereof.
- 8 The lessee shall maintain all buildings whether standing on the demised premises at the time of the execution of the lease or erected during the currency of the lease in proper repair.

8A The lessee shall not without the consent of the Deputy Commissioner conduct or permit to be conducted on the land any trade business whatsoever for use the land or permit the same to be used for any purpose other than that of a private dweling house.

Note: 8A: A Khasmahal holding shall be deemed to be usedfor Commercial purposes when it is utilied by the lessee for business with a capital outlay of Rs. 5000/- and monthly income of Rs. 300/- and where other persons of asistance are employed or where a portion of the land or building is that out for business purpose.

- The D.C. may cancell the lease, if the buildings are not completed within 12 months of the date on which it was executed or within such further time, if any, as the D.C may allow. On such cancellation the D.C. may by notice in writing require the ex-leasee to remove within a reasonable time any building which may have been commenced and not completed or the materials which may have been collected on the land, and if he fails to comply with such notice of the DC after giving a further notice in writing specifying a time not less than one month from the date of service of the notice within which such buildings or materials shall be removed, may cause such removal to be effected and recover the cost from him.
- 10 If the lessor at any time before the expiration of this lease is desirous of resuming possession of the said demised premise or any part thereof, and shall under the hand of the DC serve notice of such desire on the leasee and shall tender him compensation for any building or other improvement which he may have erected or made with the written consent of the DC or for any deterioration in the value of his holding caused by severance or for such other loss as to the DC may seem equitable the lesee shall within three months from the date of receipt of the notice aforesaid vacate the said demised premises or such part theeof as is specified in the said notice.

In case of disagreement as to the amount of the compensation aforesaid the matter shall be referred to the Commissioner whose decision shall be final.

11 The lessee shall pay all municipal and other local rate and taxes that may for the time being be assessed or charged upon the holding or the building erected thereon.

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अनुसूची लीज रेंट सूचकांक

Athe End of Year 4	Lease Rent Indexing Factor	चिर तीज के पहले वर्ष में तीज रेन्ट 100 का हो हो आगामी वर्ष में देय तीज रेंट
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7	1.66	178 -
8	1.78	192
9	1.92	206
10	2.06	222
11	2.22	238
12	2.38	256
- 13	2.56	275
14 -	2.75	296
15	2.96	313
7-16	3.18	342
17	3.42	368
	3.68	395
18	3.95	
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20	4.57	457
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