

238

230

Please 30 years Salami 2040-00 Annual Rs. 74.12X5 St 900/1000 500Rs.

1-5  
18.3.13



1. मो० ऐहतेशामउदीन
2. मो० एजाज
3. मो० इमामियाज
4. श्री शहनवाज
5. Md. Mumtaz
6. श्रीमती निजाम
7. मो० मकसूद निजाम
8. Shahid Nizam
9. श्रीमती अजमेरुन
10. Md. Mumtazuddin
11. मो० ऐहतेशामउदीन
12. मो० इमामियाज
13. मो० इमामियाज
14. श्री शहनवाज
15. श्रीमती निजाम
16. श्रीमती निजाम
17. Md. Mumtaz
18. श्रीमती अजमेरुन
19. श्रीमती अजमेरुन
20. Md. Ziyaul Hoque
21. Schahid Nizam
22. Imamiyah
23. श्रीमती अजमेरुन

Registered under the rules of 1949-50 Memo no 13370/27  
10-12 by the order of J. P. Sachar Charbasa

यस 21 के अधीन ग्रहण भारतीय स्टाम्प अधिनियम 1962 के अन्तर्गत 1 या 2 या 3 के अधीन (दानापूर्व कारावाही अधिनियम के अधीन यथास्त स्टांप्प सहित (या स्टाम्प बुल्क) के मुक्त या स्टांप्प बुल्क अपेक्षित नहीं।

जवाबसा टाउन खासमहाल क्षेत्रान्तर्गत मुहल्ला बरकन्दाजटोली, वार्ड संख्या-44, वर्तमान वार्ड संख्या 16, होलिंग संख्या 521, प्लॉट संख्या 1332 एवं 1333, रकवा 3 कड्डा 10 धुर अर्थात् 0.10 एकड़ भूमि आवासीय प्रयोजन हेतु मवीकरण विकल्प सहित 1. मो० ऐहतेशामउदीन, 2. मो० एजाज, 3. मो० इमामियाज, 4. मो० शहनवाज, 5. मो० मुमताज, पेसरान मृत मो० मोहीउदीन, 6. यासमीन बेगम, पति मृत मो० निजामुदीन, 7. मो० मकसूद निजाम, 8. मो० शहिद निजाम, पेसरान पिता मृत मो० निजामुदीन, 9. श्रीमती अजमेरुन निशा

Signature  
Mumtaz 1-618-31  
1000  
9.1.13

प० सिंहभूम, चाईबासा

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES



झारखण्ड JHARKHAND

Attested by me...

B 867157

1. श्री. ए. हतेशमउद्दीन
2. श्री. राजाज
3. मो० इमरियाज
4. श्री. गिरीशचंद्र
5. Md. Munter
6. श्री. अमीनउद्दीन
7. श्री. मकसूद मिजाम
8. Skatid Nizam
9. श्री. अमीनउद्दीन
10. मो० मोईनउद्दीन
11. मो० नईमउद्दीन
12. मो० मोवीनउद्दीन
13. मो० नेहालउद्दीन
14. मो० आसिफ, पेसरान मृत
15. श्रीमती शमसाद वेगम, पति मृत मो० समीनउद्दीन
16. 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

प० सिंहभूम, चाईबासा

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES



Shahid Nizam  
झारखण्ड

ATTESTED BY

मकसूद निजाम

B 8671

मो० न० १३

12. श्री० शिवराज

13. श्री० अशोक

14. Md Asif

15. श्री० अशोक

16. श्री० अशोक

17. Md. Nirdosh

18. श्री० अशोक

19. Md. Kabiruddin

20. Md. Ziyaul Hoda

21. Solaiman

22. Jameel Khan

23. श्री० अशोक

1. श्री० अशोक

2. श्री० अशोक

3. श्री० अशोक

4. श्री० अशोक

5. Md. Nurdosh

6. श्री० अशोक

7. श्री० अशोक

8. Shahid Nizam

9. श्री० अशोक

10. Md. Nurdosh

11. श्री० अशोक

उपायुक्त

प० सिंहभूम, चाईबासा

22. जावेद अख्तर, 23. साजिद अख्तर, पेसरान मृत मो० एनुल हक, बरकन्दाजटोली, चाईबासा के नाम से टी.के.एम. वाद संख्या 1326(एल)/94-95 में लीजपट्टे की नवीकरण दिनांक 01-04-1995 से अगले तीस वर्षों के लिए उपायुक्त, प० सिंहभूम, चाईबासा के आदेश ज्ञापांक 1247(बी.)/रा० दिनांक 13.09.2012 के आलोक में स्वीकृति प्रदान की गई है।

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES



Md. Moinuddin  
झारखण्ड JHARKHAND

1. श्री एके... 2. श्री...
3. श्री...
4. श्री...
5. Md. Moinuddin
6. ...
7. श्री...
8. Shaidi Nizam
9. ...
10. Md. Moinuddin
11. ...
12. ...

उपायुक्त  
प० सिंहभूम, चाईबासा

लीजधारी द्वारा कोषागार चालान संख्या 290 दिनांक 24-12-2012 द्वारा शीर्ष 0029-भू-राजस्व, लघु शीर्ष 0010100007676-अन्य प्राप्तियां मद में सलामी के रूप में 20,240.00 (बीस हजार दो सौ चालीस) रुपये एवं अर्थदण्ड के रूप में 250.00 (दो सौ पचास रुपये) 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 रुपये उन्नीस पैसे) जमा कर लगान रसीद की छायाप्रति दाखिल की गई है, जिसे अभिलेख में संघारित की गई

भारतीय गैर न्यायिक

एक सौ रुपये

Rs.

100

HUNDRED RUPEES



झारखण्ड HAND

Handwritten signature in Hindi.

1. श्री 02 जाज

2. श्री 03 श्री याज

3. श्री 04 श्री याज

4. श्री 05 श्री याज

5. श्री 06 श्री याज

6. श्री 07 श्री याज

7. श्री 08 श्री याज

8. श्री 09 श्री याज

9. श्री 10 श्री याज

10. श्री 11 श्री याज

11. श्री 12 श्री याज

12. श्री 13 श्री याज

13. श्री 14 श्री याज

14. श्री 15 श्री याज

15. श्री 16 श्री याज

16. श्री 17 श्री याज

17. श्री 18 श्री याज

18. श्री 19 श्री याज

19. श्री 20 श्री याज

20. श्री 21 श्री याज

21. श्री 22 श्री याज

22. श्री 23 श्री याज

उपायुक्त, प. सिंहभूम, चाईबासा के पत्रांक 257(बी)/रा दिनांक 17-03-2012 द्वारा अधोहस्ताक्षरी पूर्ण चन्द्र कुंकल, अपर उपायुक्त, पश्चिम सिंहभूम, चाईबासा को लीजधारी के साथ उपायुक्त की ओर से लीज एकरारनामा निबन्धित करने हेतु प्राधिकृत किया गया है ।

तदनुसार उक्त लीजधारियों के साथ संलग्न विहित प्रपत्र में लीज शर्तों की एकरारनामा की जाती है ।

LESSEE

Handwritten name of Lessee.

WITNESS

1. Md. Mohsin  
Md. Zakaria  
Bara Bazar W. No. 18  
Chaibasa.
2. Ahmed Samraiz Anshu  
s/o Late Ali Murtaza  
Ward no 4

LESSOR

DEPUTY COMMISSIONER  
WEST SINGBHOUM, CHAIBASA

प० सिंहभूम, चाईबासा

GENERAL FORM OF LEASE FOR RENEWAL/RESETTLEMENT OF TOWN KHASMAHALS

This indenture 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

- |                           |         |                       |             |
|---------------------------|---------|-----------------------|-------------|
| (1) Md. Ehteshuddin       | Son of  | Late Md. Mohiuddin    | मो ८६२११३६१ |
| (2) Md. Ejaj              | Son of  | Late Md. Mohiuddin    | मो २२७११७   |
| (3) Md. Intiyaz           | Son of  | Late Md. Mohiuddin    | मो १३६११७   |
| (4) Md. Shahnawaz         | Son of  | Late Md. Mohiuddin    | मो १३६११७   |
| (5) Md. Mumtaz            | Son of  | Late Md. Mohiuddin    | मो १३६११७   |
| (6) Smt. Yasmin Begum     | Wife of | Late Md. Nizamuddin   | मो २०२११७   |
| (7) Md. Shahid Nizam      | Son of  | Late Md. Nizamuddin   | मो २०२११७   |
| (8) Md. Magsood Nizam     | Son of  | Late Md. Nizamuddin   | मो २०२११७   |
| (9) Smt. Ajmerun Nisa     | Wife of | Late Md. Aminuddin    | मो २०२११७   |
| (10) Md. Moinuddin        | Son of  | Late Md. Aminuddin    | मो २०२११७   |
| (11) Md. Nayeemuddin      | Son of  | Late Md. Aminuddin    | मो २०२११७   |
| (12) Md. Mobinuddin       | Son of  | Late Md. Aminuddin    | मो २०२११७   |
| (13) Md. Nehaluddin       | Son of  | Late Md. Aminuddin    | मो २०२११७   |
| (14) Md. Asif             | Son of  | Late Md. Aminuddin    | मो २०२११७   |
| (15) Smt. Shamsad Begum   | Wife of | Late Md. Saminuddin   | मो २०२११७   |
| (16) Md. Jasimuddin       | Son of  | Late Md. Saminuddin   | मो २०२११७   |
| (17) Md. Firdos           | Son of  | Late Md. Saminuddin   | मो २०२११७   |
| (18) Smt. Shabana Khatoon | Wife of | Late Md. Halimuddin   | मो २०२११७   |
| (19) Md. Kalimuddin       | Son of  | Late Md. Shamsul Hoda | मो २०२११७   |
| (20) Md. Ziyaul Hoda      | Son of  | Late Md. Shamsul Hoda | मो २०२११७   |
| (21) Suhail Akhtar        | Son of  | Late Md. Ainul Haque  | मो २०२११७   |
| (22) Jawed Akhtar         | Son of  | Late Md. Ainul Haque  | मो २०२११७   |
| (23) Sajid Akhtar         | Son of  | Late Md. Ainul Haque  | मो २०२११७   |

All resident of Barkandaztoli, New Ward No. 16, Chaibasa.

(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 15.07.2012 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 covenants 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

*(Signature)*  
15-21-2013

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

Signed by

*(Signature)*

LESSEE

in the presence of:

1. Md. Mohi
2. A. S. A. S. A.



Part II – TERMS & CONDITIONS

1 The lessee shall pay to the Deputy Commissioner, West Singhbhum, Chaibasa the said rent 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.

2 Except with the previous sanction of the Deputy Commissioner in writing which he may refuse at his discretion the lease 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 previous permission in writing of the Deputy Commissioner.

4 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.

5 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.

6 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

- |                       |                      |                |
|-----------------------|----------------------|----------------|
| 1. श्री केशवप्रसाद झा | 11. श्री मोहन प्रसाद | 21. S. Chandra |
| 2. श्री अशोक          | 12. श्री विद्यालाल   | 22. J. Prasad  |
| 3. श्री सुभाष         | 13. Md. Mohd. Akbar  | 23. रमेश चंद्र |
| 4. श्री राम           | 14. Md. Asif         |                |
| 5. Md. Hanif          | 15. श्री लाल         |                |
| 6. श्री राम प्रसाद    | 16. श्री राम प्रसाद  |                |
| 7. श्री मकसूद विनायक  | 17. Md. Indu         |                |
| 8. Sh. K. Prasad      | 18. श्री कान्हा रंग  |                |
| 9. श्री अशोक          | 19. Md. K. Prasad    |                |
| 10. श्री राम          | 20. Md. Ziaul Haq    |                |

यह उपरोक्त पं० सिंहभूम, चाईबासा



7 The lessee shall not erect any building or make any addition to or any alteration or demolish or remove any building now or hereafter to 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 compensation 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 dwelling house.

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

9 The D.C. may cancel 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-lessee 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 lessee 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 lessee shall within three months from the date of receipt of the notice aforesaid vacate the said demised premises or such part thereof 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.

- |                      |                      |
|----------------------|----------------------|
| 1. श्री एफेरायम डीन  | 13. Md. Nohaduddin   |
| 2. श्री ए. ए. ए. ए.  | 14. Mol Asit         |
| 3. श्री ए. ए. ए. ए.  | 15. ए. ए. ए.         |
| 4. श्री ए. ए. ए. ए.  | 16. श्री ए. ए. ए. ए. |
| 5. Md. Muntaz        | 17. Md. Idris        |
| 6. श्री ए. ए. ए. ए.  | 18. श्री ए. ए. ए. ए. |
| 7. श्री ए. ए. ए. ए.  | 19. Md. Kalimuddin   |
| 8. श्री ए. ए. ए. ए.  | 20. Md. Zujail Hoda  |
| 9. श्री ए. ए. ए. ए.  | 21. Sokenul Akh      |
| 10. श्री ए. ए. ए. ए. | 22. Jawad Akh        |
| 11. श्री ए. ए. ए. ए. | 23. श्री ए. ए. ए. ए. |
| 12. श्री ए. ए. ए. ए. |                      |

Signatures / T. Is

15-11-2013  
उपस्थित  
श्री ए. ए. ए. ए.

संख्य-6/खण्ड नीति-28/10-1236/रा. दिनांक-15/04/11

अनुसूची  
लीज रेंट सूचकांक

At the End of Year	Lease Rent Indexing Factor	यदि लीज के पहले वर्ष में लीज रेंट 100 रूप हो तो आगामी वर्ष में देय लीज रेंट
1	2	3
1	1.08	108
2	1.16	116
3	1.24	124
4	1.34	134
5	1.44	144
6	1.54	154
7	1.66	166
8	1.78	178
9	1.92	192
10	2.06	206
11	2.22	222
12	2.38	238
13	2.56	256
14	2.75	275
15	2.96	296
16	3.18	318
17	3.42	342
18	3.68	368
19	3.95	395
20	4.25	425
21	4.57	457
22	4.91	491
23	5.28	528
24	5.67	567
25	6.10	610
26	6.56	656
27	7.05	705
28	7.58	758
29	8.14	814
30	8.75	875

11/15  
प्रधान सचिव 15.4.11