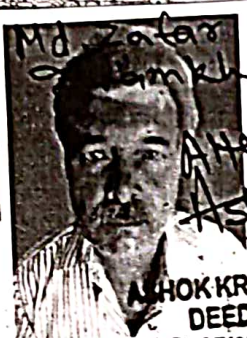


270

Leave Zafar Imam 11/11/2016...



A. HOKR. I. KHARJEE
DEED I. I. LR
NO. 37/97, CHAIBASA

Md. Zafar Imam Khaw

13.5.2016

Committal to Leave As per T.K.M.
Case no 361(4)/94-95 memo
no 146(32) S.D. 14.2.2016 by the
order of A.S.L. Sarda Chibasa

भारतीय स्टाम्प अधिनियम
1899 की धारा 11 के अन्तर्गत
प्राप्त किया गया है।
364/95-0
28.01.2016

Dehra
13/05/16

Md. Zafar Imam Khaw

उपायुक्त,
पश्चिमी सिंहभूम, चाईबासा

344/84

344/84

2000.00

5 Affair

10.00

20.00

30.00

13/05/16

चाईबासा टाउन खासमहाल क्षेत्रान्तर्गत मोहल्ला- बड़ीबाजार, पुराना
वार्ड नं 10, नया वार्ड नं 13; होलडिंग संख्या 811/B, प्लॉट सं0
1711/अंश, रकवा 1 कड्डा 10 धूर भूमि आवासीय प्रयोजन हेतु नवीकरण
विकल्प सहित जफर इमाम खान, पिता- स्व0 जमीर हसन खान, बड़ी
बाजार, चाईबासा के नाम से टी.के.एम. वाद संख्या 344(एल)/1994-95 में
उपायुक्त, पश्चिमी सिंहभूम, चाईबासा के आदेश दिनांक 28.01.2016 के द्वारा
लीजपट्टे की नवीकरण दिनांक 01-04-1995 से अगले तीस वर्षों के लिए
स्वीकृति प्रदान की गई है।

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

B 409877

Md. Zafar Imam Khan

22/2/16
उपस्थित

श्री मिश्र, झाड़वाण

लीजधारी द्वारा कोषागार चालान संख्या 6 दिनांक 22.02.2016 द्वारा शीर्ष 0029-भू-राजस्व, लघु शीर्ष 0010100007676-अन्य प्राप्तियां मद में सलामी के रूप में 11471.00 (ग्यारह हजार चार सौ एकहत्तर) रुपये मात्र कोषागार जमा कर चालान की मूल प्रति एवं लगान रसीद संख्या 158302 दिनांक 28.02.2016 द्वारा वर्ष 2015-16 तक का बकाया लगान, सेस एवं सूद की राशि के रूप में 1513.05 (एक हजार पाँच सौ तेरह रुपये पाँच पैसा) मात्र जमा कर लगान रसीद की छायाप्रति दाखिल की गई है, जिसे अभिलेख में संधारित की गई है ।

Md. Zafar Imam Khan

उपायुक्त, प. सिंहभूम, चाईबासा के पत्रांक 798(बी.)/रा०, दिनांक 05-10-2015 द्वारा अधोहस्ताक्षरी श्री जय किशोर प्रसाद, अपर उपायुक्त, पश्चिमी सिंहभूम, चाईबासा को लीजधारी के साथ उपायुक्त की ओर से लीज एकरारनामा निबन्धित करने हेतु प्राधिकृत किया गया है।

तदनुसार लीजधारी जफर इमाम खान, पिता- स्व० जमीर हसन खान, बड़ी बाजार, चाईबासा के साथ संलग्न विहित प्रपत्र में लीज शर्तों की एकरारनामा की जाती है।

Md. Zafar Imam Khan
LESSEE

LESSOR

DEPUTY COMMISSIONER
WEST SINGHBHUM, CHAIBASA

WITNESS

(1) Mafid Khan (50) Zehid Khan
Bora Bazar Chaibasa

(2) Maf Arsal Khan

GENERAL FORM OF LEASE FOR RENEWAL/RESETTLEMENT OF TOWN KHAMMAHALS

This indenture made this day of month of 2016 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.

Zafhar Imam Khan AND Son of **Late Zamir Hassan Khan**

(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 lessor has applied for permission to occupy for the purposes *Residencial* the lands and premises specified in the first part of the schedule hereunder written and has paid a sum of Rs. 11471.00 (Rupees Eleven Thousand Four Hundred Seventy One) 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. 798(B)/Ra. dated 05.10.2015 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. 1.28 (Rupees One and paissa Twenty Eight) 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



(**JAIKISHORE PRASAD**)
as Deputy Commissioner, West Singhbhum
Chaibasa as empowered by Order no.
798(B)/Ra dated 05-10-2015

Signed by

md. Zafar Imam Khan

LESSEE

in the presence of :

उपायुक्त
वे. सिंगभूम, चाईबासा

THE SCHEDULE ABOVE REFERED TO
(SPECIFICATION OF THE HOLDING)

Holding Number: 811/B

Name of Circle: *Sadar Chaibasa*

Name of Muhalla/Ward No of Municipality area *Bari Bazar, Old Ward No. 10 (New Ward No. 13)*

Plot Number: *Plot no.- 1711/Ansh*

Plotwise area (in Acre): *1 Khatta 10 Dur = 3.87 Decimals*

Boundaries of plot (with plot no and name)

North: *holding of Mobina Khatoon*

South: *Road*

East: *Portion of plot no. 1711 of Zahir Imam Khan*

West: *Portion of plot no. 1711 of Mazhar Imam Khan*

Total area of Leased out plot (in Acr) : *1 Khatta 10 Dur*

Amount of Rent assessed for the first year

(other than CESS amount) Rs. 1.28 (Rupees One and paissa Twenty Eight) only.

No. of trees of each kind: *x*

Part II - TERMS & CONDITIONS

- 1 The lessee shall pay to the Deputy Commissioner, West Singhbhum, Chaibasa the said rent of Rs. 1.28 (Rupees One and paissa Twenty Eight) 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

Signatures/L.T.Is

md. Tafaz Imam Khan

16
 १० सिन्धुभूमि 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.
- 9 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-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 lesee 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.

md. Zafar Imam Khan
Signatures/L. N/s

जुलै १६
२०१६
२०

- 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.
- 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.

md. Zahar Imam Khan
Signatures/L. 7/1s

उपस्थित 16
एक दिवस 16

- 12 On breach or non-observance of any of the terms or conditions aforesaid the DC may re-enter upon the said demised premises and may determine this lease:

Provided that in case of such re-entry and determination except on breach of the conditions in clauses 2, 7 and 8 the lessee shall be entitled to compensation for standing crops and tree planted by him and for all buildings erected and other improvements made by him with the consent of the DC the amount of such compensation to be fixed by the DC whose decision shall be final and conclusive.

- 13 In the event of any breach or infringement decision of any of the conditions aforesaid the lessee shall in addition and without prejudice to any other remedy of the lessor, be liable to a fine by way of liquidated damages not exceeding half the said annual rent. An fine so imposed shall be recoverable under the provisions of Bihar and Orissa Public Demands Recovery Act, 1914.

- 14 Lessee shall notify three months prior to the expiration of the said term of lease to the Deputy Commissioner that he is desirous of taking a new lease of the said premises and shall duly observe and perform all terms & conditions of this lease he shall on the expiry of terms & conditions of this lease, be entitled to an option of renewal of lease of the said premises only for a term of 30 (Thirty) years on the express condition that lessee agrees to pay @ of 2% *Salami* on the residential use of lease holding and pay @ 5% for commercial use of lease holding on the then prevailing market value of the holding premises, subject to deduction of the *Salami* amount, if any, paid /deposited earlier and on the express condition that Government shall have the full right to increase the rate of rent not exceeding double the amount of the previous rent but otherwise on the said terms and conditions and subject to the same covenants and agreements except this covenant for renewal as are contained in this lease. The Government shall have full right to raise the rate of annual rent as per propose according to present value of land at the time of renewal. In the event the lessee not taking a new lease as aforesaid on the expiry of the period, the lessee shall not be entitled to any compensation for any buildings, structures or improvements erected or made by him upon the said premises, nor shall be entitled to dismantle or remove any such building or structure and the Deputy Commissioner may re-enter on the said premises and take possession of the land, buildings and structures which shall thereupon vest absolutely in the lessor. But if the lessee wants the lease to be renewed it would be renewed provided of course, he fulfills the terms and conditions of the lease and is prepared to pay *Salami* and rent if so desired by the Government.

md. Zafar Imam Khan

Signatures/L.T.Is

Lease:RenAgree

जुलाई ११
११/०७/११
एतद्विषयक वास्तविकता

उपायुक्त, पश्चिमी सिंहभूम, चाईबासा का कार्यालय

(राजस्व शाखा)

नोटिस

T.K.M case NO 341(L)/94-95

पत्रांक : 176 (बी.) / रा

दिनांक : 11-2-2016

प्रेषित,

जफर इमाम खान,
पिता स्व० जमीर हसन खान
मुहल्ला बड़ी बाजार, वार्ड न०-10 नया-13
पश्चिमी सिंहभूम, चाईबासा ।

एतद द्वारा सूचित किया जाता है कि उपरोक्त वाद में चाईबासा टाउन खासमहाल क्षेत्रान्तर्गत मुहल्ला बड़ीबाजार, वार्ड संख्या 10 नया 13, हॉलिंग संख्या 811/A प्लॉट संख्या 1711/अंश रकवा 1 कट्टा 10 अर्थात् 0.03.87 डि० भूमि का लीज नवीकरण दिनांक 1-4-1995 से अगले तीस वर्षों के लिए नवीकरण विकल्प सहित मूल लीज धारी के वारिसन जफर इमाम खान पिता स्व० जमीर हसन खान मुहल्ला बड़ी बाजार, चाईबासा के साथ आवासीय प्रयोजनार्थ निम्नलिखित शर्तों पर उपायुक्त पश्चिमी सिंहभूम, चाईबासा द्वारा स्वीकृति प्रदान की गई है:-

1. लीजधारी को 11,471.00 रुपये सलामी की राशि सरकारी खाजने में जमा करना होगा।
2. लीजधारी को आवासीय प्रयोजनार्थ वार्षिक लगान 01.20 रुपये अलावे सेस के रूप में भुगतान करना होगा।
3. लीजधारी वर्ष 95-96 से अद्यतन वकाया लगान अलावे सेस आदि विभागीय पत्रांक 1226 दिनांक 15.04.2011 में दिए गए अनुसूची-1 के आधार पर एकमुस्त राशि सरकारी खजाने में जमा करना होगा।
4. भूमि मात्र आवासीय प्रयोजनार्थ ही रहेगा।
5. खासमहाल मैनुअल में निहित प्रावधानों तथा सरकार द्वारा समय-समय पर निर्गत निदेशों / अनुदेशों का पालन करना होगा।

अतः उपरोक्त सलामी की राशि शीर्ष 0010100007676 अन्य प्राप्तियां मद में कोषागार चालान द्वारा भारतीय स्टेट बैंक, चाईबासा शाखा में मजा करने के उपरान्त मूल चालन एवं 1995-96 से अद्यतन लगान सेस आदि राशि एकमुस्त हल्का कर्मचारी के पास जमा कर लगान सरीद की छाया प्रति अद्योहस्ताक्षरी के कार्यालय में जमा करना सुनिश्चित करेंगे।



अपर उपायुक्त,
पश्चिमी सिंहभूम, चाईबासा



निबंधन विभाग, झारखंड
चाईबासा
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 13/05/2016 12:31:18

Document No: 6	Lease Deed	Presenter	Zafar Imam Khan	Date of Entry	13/05/2016
Document Type	At - Bari Bazar, Old Ward No 10, New Ward No 13, Chaibasa, Po + Ps Chaibasa, , Dist - West Singhbhum			Total Pages	26
Presenter Name & Address	573534	DOE		Book	1
Stampable Doc. Value	0	Stamp Value	600	CNO/PNO	
Document/Transaction Value		Serial /Deed	0/0		
Special Type		No.			
Remarks / Other Details	Total Area 3 Decimal 87 B.K	Old Serial No.	/		
Property Details:		App. ID		e-Stamp Cert. No.	

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
CHAIBASA	0	13	Ward No-13		1711/Part		Holding Of Mobina Khatoon	Road	Portion Of Plot 1711 Of Zahir Imam Khan	Portion Of Plot No 1711 Of Mazhar Imam Khan	811/B	U_RES	3.87 Decimal	573534

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	LESSOR	Deputy Commissioner West Singhbhum	Na				Male				West Singhbhum Chaibasa	West Singhbhum Chaibasa
2	LESSEE	Zafar Imam Khan	Late Zamir Hassan Khan	Business			Male		776485939380		At - Bari Bazar, Old Ward No 10, New Ward No 13, Chaibasa, Po + Ps Chaibasa, , Dist - West Singhbhum	At - Bari Bazar, Old Ward No 10, New Ward No 13, Chaibasa, Po + Ps Chaibasa, , Dist - West Singhbhum
3	Identifier	Md. Majid Khan	Md. Zahid Hassan	Business			Male		699720703826		At - Barkandaj Toli, Near Jama Masjid, Chaibasa, Po + Ps Chaibasa, , Dist - West Singhbhum	At - Barkandaj Toli, Near Jama Masjid, Chaibasa, Po + Ps Chaibasa, , Dist - West Singhbhum

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	390.00	0.00	390.00
2	E	2,000.00	20.00	2,020.00
3	A1	344.84	10.00	354.84
Total		2,734.84	30.00	2,764.84

Md Zafar Imam

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंफॉर्म फॉर्म के अनुरूप डाटा इंट्री की गई है।

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त Zafar Imam Khan स्वीकार किया

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

MD. Majid Khan
Baikandaj tal, CBSA

पिता





MD. Zahid Khan
पेशा Business में की।

Tahbe
13/05/16
निबंध पदाधिकारी का हस्ताक्षर

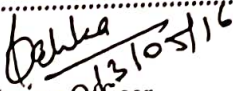


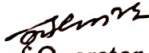
निबंधन विभाग, झारखंड
चाईबासा

Token No.5 Token Date: 13/05/2016 12:31:18
Serial/Deed No./Year :270/249/2016
Deed Type: Lease Deed

SN	Party Details	Photo	Thumb
1	Deputy Commissioner West Singhbhum Father/Husband Name:Na (LESSOR) West Singhbhum Chaibasa	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Zafar Imam Khan Father/Husband Name:Late Zamir Hassan Khan (LESSEE) At - Bari Bazar, Old Ward No 10, New Ward No 13, Chaibasa, Po + Ps Chaibasa, , Dist - West Singhbhum		
3	Md. Majid Khan Father/Husband Name:Md. Zahid Hassan (Identifier) At -Barkandaj Toli, Near Jama Masjid, Chaibasa, Po + Ps Chaibasa, , Dist - West Singhbhum		

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Year 2016
Date 13/05/2016 14:51:51


Registering Officer


Signature of Operator