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COMMUNAL HARMONY

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number: f317c7830301ee81ce6d

Receipt Date: 20-Dec-2021 11:46:40 am

Receipt Amount: 10000/-

Amount In Words: Ten Thousands Rupees Only

Token Number: 20210000136526

Office Name: SRO - Gumla

Document Type: Lease

Payee Name: SECRETARY ST XAVIERS SCHOOL GUMLA

THROUGH AUGUSTINE KUJUR (Vendee)

GRN Number: 2108935729





-: For Office Use :-

2021 GVM 2178 BK1 2149

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुन: प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

प्रभागित किया-जाता है कि हिस स्थित का क्ष्मपोग

20 20 018 (BUL 2142 A)

Angusting Rugur.



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number: c8cebbdba066212a1221

Receipt Date: 20-Dec-2021 02:11:41 pm

Receipt Amount: 10/-

Amount In Words: Ten Rupees Only

Token Number: 20210000136526

Office Name: SRO - Gumla

Document Type: Lease

Payee Name: SECRETARY ST XAVIERS SCHOOL GUMLA

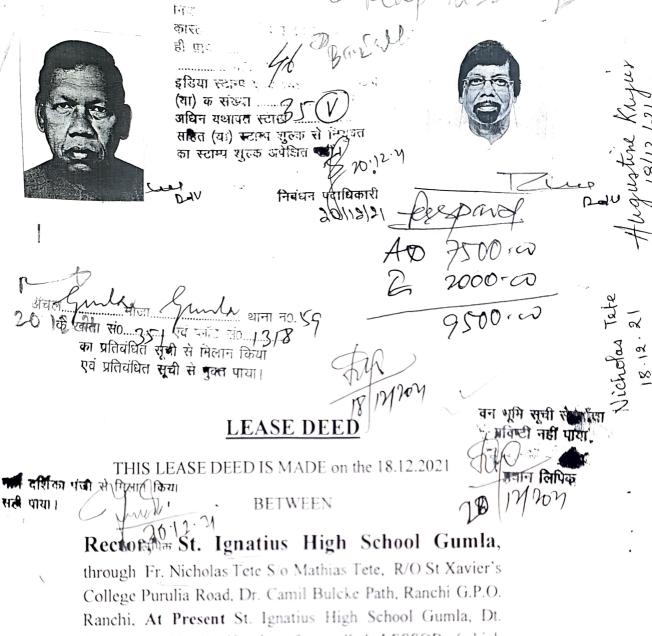
THROUGH AUGUSTINE KUJUR (Vendee)

GRN Number: 2108942739



-: For Office Use :-

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



Gumla Jharkhand. Herein after called LESSOR (which expression shall where the context so admits or implies and includes her successors in office, assigns) of the ONE PART.

AADHAR NO.7999 5094 7555

PAN NO. AAATS3900P

Category- General, uncovered (अनाव्यादिन) from ChotaNagpur Tenancy Act 1908.

AND

Nichelas Tat

Secretary St. Xavier's School, Gumla

through Augustine Kujur S/o Paulus Kujur, Vill-Girja Toli, Khunti, Dist-Khunti, State-Jharkhand, at Present St Ignatius High School Gumla, Sisai road Gumla, Ps-Gumla, Dist-Gumla, State-Jharkhand, Herein after called LESSEE (which expression shall where the context so assigns) Of the other part. (Aadhar No.2639 1885 1286) Category- General, uncovered (अनाच्छादित) from ChotaNagpur Tenancy Act 1908.

AND WHERE AS the LESSEE is taking land for St. Xavier's School Gumla

AND WHERE AS the LESSEE has approached the Lessor and requested him to give on Lease for the 30 years with effect from 20.12.2021 and terminating on 20.12.2051. The land measuring 3 Acres as detailed in the scheduled hereunder.

AND! WHEREAS on the aforesaid approach and request made by the Lessee, and the Lessor also agreed to give the aforesaid land to the lessee for a fixed period of lease for (30) thirty years as required for educational purposes.

NOW THIS DEED OF LEASE WITNESSES THAT the LESSOR and LESSEE have agreed upon:-

- 1. That this LEASE shall be for a period of (30) thirty years. That the LESSEE has agreed to pay Rs. 50,000/- to the LESSOR or their authorized person, each year by the end of 31st March.
- 2. The LESSOR shall pay all taxes, rents duties taxes pertaining to and related to the leased property.
- 3. The LESSEE shall during the said term of lease maintain and keep the leasehold property in good condition and shall repair all fittings at her own cost.

- 4. The lessee shall not during the lease period assign, transfer or part with possession of the property in lease.
- 5. The Lessee performing, observing all the terms and conditions of this Deed will peacefully enjoy the property in lease without any let or hindrance by the Lessor or any body through or under her.
- 6. The LESSOR Successor has acquired the land is Raiti Land, Registered in Register II, Vol. No. 1, page No. 352 at Anchal-Gumla.

THE SCHEDULED LAND

P.S. Gumla, P.S.No.59, Moaja Gumla, District Gumla, State Jharkhand.

Khata No.	Plot No	<u>Area</u>
351	1318	3.00 Acre

Boundaries:

South: Road North: Part Plot 1318

West: Part Plot 1318 East: Part Plot 1318

17 mm - Ashok Kandulna

3

Nicholas Tete 18:12:21

Bulcke Peth, Ranch

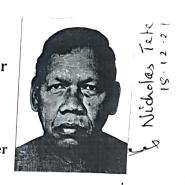






Nicholas Tele Signature of Lessor

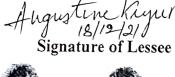
















Thumb

Index Finger

Middle Finger Ring Finger

Little Finger

In the presence of witnesses

1. Manoha kumar khoya

2. Ashok Kandalna

Certified that Lessor & lessee have taken L.T.I Left hand five finger & pasted their photograph in this deed in my presence.

Drafted by Ravindra Sharma Advocate Gumla.

Continuous Caff The Rorm (Dower Balt) Schedule Vi Will Form Me.

Chhotanagpur Sillimil

Nomber of Khiwet

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झारखंड सरकार राजस्व एवं भूमि सुधार विभाग अधिकार अभिलेख

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यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

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

12/20/2021

Nicholas Tete



झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

December 20, 2021

पंजी ।। प्रति

क्सिम्म नाम गुमला अनुमंडल नामा मुंदिली अचल का नाम गुमला सदर हलका का नाम हल्का-०६ इस्टेट का नाम झारखण्ड खाता का प्रकार ----मौजा का नाम गुमला होल्डिंग संख्या 351 तौजी संख्या 0059 थाना नम्बर सेन्ट इगनासियुस हाईस्कुल गुमला , ----------, जाति- -----परिवर्तन के लिए प्राधिकार सेस लगान रकबा प्लोट संख्या खाता नम्बर 42.37 64 37 ऐ 33 डि0 हे 1318 351 डि 0 हे ऐ 37 33 कुल परिमान कृषि रोड स्वास्थ्य स्वास्थ्य शिक्षा शिक्षा रोड लागत सेस सेस प्राप्ति पत्र साल साल लागत सेस सेस चाल सेस सेस सेस चालू सेस चालू चालू तारीख चालू से बकाया संख्या तक बकाया साल बकाया बकाया साल साल बकाया साल साल 8.47 21.19 8.47 1970 2012 42.37 42.37 10.59 10.59 21.19 21.19 21.19 22/05/2012 609457 0842156559 2012 2020 338.96 42.37 84.72 10.59 67.76 8.47 169.44 21.18 169.44 21.18 12-18-2020

List Of Case Status Details

नवशा देखें 👠





यह एक कम्पयुटर जनित प्रति यह प्रपत्र केवल प्रार्थी की जानकारी के लिए हैं किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

Mi'cholas Tete



Augustine Riger



Angustine Kujur

<u>.</u>			Nicholas Augusture Kuya		
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National Generic Document Registration System Department of Land Resources

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Payment Gateway Response

Transaction Success! Please Note Your Transaction Id.

Name	SecretaryStXaviersSchoolGumlaThroughAugustineKujur
Token No / Depositor ID	20210000136526
Amount	10400
Transaction ID	588c0dfac97540db73d4
GRN	2108940602
CIN	10002162021122006983
Time	2021-12-20 13:28:44

कोरोना को हराना है सफ़ाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Print

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Contents provided and maintained by Department of Revenue, Registration & Land Reforms, Government of
Jharkhand

20 December 2021, 13:29:50

43:13

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1.0



Pre Registration Docket

Date :- 20-12-2021 01:02 pm

Office Name :- SRO - Gumla Token No:- 20210000136526

Appoinment :- 20-Dec-2021 Time:- 10:5

Article Lease

Pre Registration Date 18-Dec-2021

No. Of Pages 30

Stamp Duty 10000

Paid Stamp Duty 0

Total Fees ₹ 10,400.

Property Id: **643499**

Valuation No.: 864726 / 2021 | :- 2021-2022 | User Id : 27968 | Date : 20-December-2021 13:42:PM

State : Jharkhand District : Gumla Tahsil : Gumla

Land Type : Urban | Corporation : Municipality | Village/City : Ward No - 6

Ward No - 6 Village Code 59 - Other Road

Volume Number - 1

Page Number - 352

Khata Number - 351

Plot Number - 1318

Valuation Rule: Commercial land

Property Details

1 Land area 300 Decimal

Calculation Details

 Sr.No.
 Description
 Calculation
 Total

 1
 Open Land Valuation
 1. 300 x 182468=54740400
 ₹5,47,40,400/

 A
 Total
 ₹5,47,40,400/

Note: Final Valuation is Rounded to Next 100/-

Total Valuation (A)

₹5,47,40,400/-

Total Amount in Words: Five Crore Forty Seven Lakhs Forty Thousands Four Hundred

Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PART PLOT 1318, West: PART PLOT 1318, South: ROAD, North: PART PLOT 1318
Area	Land area : 300.00 Decimal
Other Description of the Property	Pin Code - 835207

Government/Market Value	54740400
Transaction Amount	54740400

LESSEE	-Ms. SECRETARY ST XAVIERS SCHOOL GUMLA THROUGH AUGUSTINE KUJUR, Address - GIRJA TOLI KHUNTI AT PRESENT ST IGNATIUS HIGH SCHOOL SISAI ROAD GUMLA-, Father/Husband Name PAULUS KUJUR, PAN No ********235L,Permission Case No, Aadhaar No. ********1286
LESSOR	-Ms. RECTOR ST IGNATIUS HIGH SCHOOL GUMLA THROUGH FR NICHOLAS TETE, Address - ST XAVIERS COLLEGE PURULIA ROAD DR CAMIL BULCKE PATH RANCHI AT PRESENT ST IGNATIUS HIGH SCHOOL GUMLA-, Father/Husband Name LATE MATHIAS TETE, PAN No ******900P,Permission Case No, Aadhaar No. *******7556

Witness Information	Mr. ASHOK KANDULNA, Address - MANRESA HOUSE DR CAMIL BULCKE PATH RANCHI-, Father/Husband Name-MARCEL KANDULNA
---------------------	---

Identifier Details	Mr. MANOHAR KUMAR KHOYA , Address - ST IGNATIUS HIGH SCHOOL COMPOUND GUMLA-, Father/Husband Name-ALOIS KHOYA
	KNOTA

Fee Rule:Government Origi	Lease Deed
1 Stamp	uty 10,00

1 - 1	SP 900
	Total 900
Fee Rule:Government	Original Lease Deed
1.	A1 7,500
2	E 2,000
	Total 9,500

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.

Augustine Riger



Date :-20-Dec-2021

Signature of Presenter

SRO - Gumla

Document Registration Summary 1

- Government/Market Value: ₹54740400/-
- Transaction Amount: ₹54740400 /-

On Date 20-12-2021 Presented at SRO - Gumla

Nicholas Tete

20.12.21

• Paid Stamp Duty: ₹10000 /-

Receipt: 576426

Receipt Date: 20-12-2021

Presenter Name: - Nicholas Tete

Ε

SP

₹2000 ₹900

A1

₹7500

Stamp Duty

₹10000

Total

₹20400

16-	Head	Amount To Be paid		Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
	Stamp Duty	10000	10000	0	GRAS	SecretaryStXaviersSchoolGumlaThroughAugustineKujur	GRN Number : 2108935729 DEPT Transaction Id : f317c7830301ee81ce6d Transaction Type :	10000
,	E	2000	2000	0	GRAS	SecretaryStXaviersSchoolGumlaThroughAugustineKujur	GRN Number : 2108940602 DEPT Transaction Id : 588c0dfac97540db73d4 Transaction Type :	2000
	SP	900	900	0	GRAS	SecretaryStXaviersSchoolGumlaThroughAugustineKujur	GRN Number : 2108940602 DEPT Transaction Id : 588c0dfac97540db73d4 Transaction Type :	900

A1	7500	7500	0	GRAS	SecretaryStXaviersSchoolGumlaThroughAugustineKujur	GRN Number : 2108940602 DEPT Transaction ld : 588c0dfac97540db73d4 Transaction Type :	7500
Sub Total	20400	20400	0				

Article: Lease Number of Pages: 60

Signature of Operator

Signature of Head Sterk

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Gumla

District Name :- Gumla

State Name :- Jharkhand

Deed Endorsement

Token No: - 20210000136526

Deed Type	Lease
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 10000, E :- Rs. 2000, SP :- Rs. 900, A1 :- Rs. 7500,
Property No.	1
Valuation Details	Value :- Rs.54740400/- ,Transaction Amount :- Rs.54740400/-
Property Details	District:- Gumla, Tehsil:- Gumla, Village Name:- Ward No - 6 Location:- Other Road, Ward No - 6 Village Code 59 Property Boundaries:- East: PART PLOT 1318, West: PART PLOT 1318, South: ROAD, North: PART PLOT 1318 Volume Number - 1Page Number - 352Khata Number - 351Plot Number - 1318 Area Of Land:- 300.00 Decimal

Sh./Smt.RECTOR ST IGNATIUS HIGH SCHOOL GUMLA THROUGH FR NICHOLAS TETE s/o/d/o/w/o LATE MATHIAS TETE has presented the document for registration in this office

today dated :- 20-Dec-2021 Day :- Monday Time :- 13:44:51 PM



RECTOR ST IGNATIUS HIGH SCHOOL GUMLA THROUGH FR NICHOLAS TETE(Individual)

Party Name	Document Type	Document Number
RECTOR ST IGNATIUS HIGH SCHOOL GUMLA THROUGH FR NICHOLAS TETE	PAN/UID	AAATS3900P

a control of the cont			Power				
	Is e-KYC	e-KYC	Of	Party		Finger	
Sr.NO Party Name and Address	Verified?	Details	Attorney	Type	Party_Photo	Print	Signature

	O Party Name and Address	ls e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
	RECTOR ST IGNATIUS HIGH SCHOOL GUMLA THROUGH FR NICHOLAS TETE Address1 - ST XAVIERS COLLEGE PURULIA ROAD DR CAMIL BULCKE PATH RANCHI AT PRESENT ST IGNATIUS HIGH SCHOOL GUMLA, Address2 - ,,, Jharkhand PAN No.: AAATS3900P,Permission Case No	Yes	Nicholas Tete Address:- St. Xavier s College Purulia Road, St. Xavier s College, Dr. Camil Bulcke Path, Ranchi, Ranchi G.P.O., Ranchi, 834001, Jharkhand, India		LESSOR Age:68			Nicholas Tete 20.12.21
2	SECRETARY ST XAVIERS SCHOOL GUMLA THROUGH AUGUSTINE KUJUR Address1 - GIRJA TOLI KHUNTI AT PRESENT ST IGNATIUS HIGH SCHOOL SISAI ROAD GUMLA, Address2 - ,,, Jharkhand PAN No.: HEAPK4235L,Permission Case No	Yes	Augustine Kujur Address:- , , , PS- Khunti, GirjaToli khunti, , Khunti, 835210, , Jharkhand, India		LESSEE Age:62			Augustin Kyuns 20/12/21

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MANOHAR KUMAR KHOYA S/o-D/o ALOIS KHOYA Address1 - ST IGNATIUS HIGH SCHOOL COMPOUND GUMLA, Address2 -			ohan nar
	, , , Jharkhand			333
-	PAN No.:	,		257 2 9

Iness:

We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb Signatu	re
1	ASHOK KANDULNA Address1 - MANRESA HOUSE DR CAMIL BULCKE PATH RANCHI, Address2 - , , , Jharkhand		4 shot	2

Signature of Operator

Above signature & thumb Impression are affixed in my presence

Seal and Signature of Registering Officer

10:12.21

Above mentioned, (RECTOR ST IGNARUS HIGH SCHOOL GUMLA THROUGH FR NICHOLAS TETE), has/have admitted the execution before me. He/ She/ They has / have been identified by (MANOHAR KUMAR KHOYA) Son/Daughter/Wife of (ALOIS KHOYA) resident of (ST IGNATIUS HIGH SCHOOL COMPOUND GUMLA) and by occupation (Cultivation).

Signature of Registering Officer

Date:- 20-Dec-2021

क्रिक्ट जन्में क्रिक्ट जन्में क्रिक्ट जन्में

Seal and Signature of Registering Officer

12.1221

Token No.: 20210000136526

CERTIFICATE

Office of the SRO - Gumla

SCHOOL GUMLA ,. ST XAVIERS COLLEGE PURULIA ROAD DR CAMIL BULCKE PATH RANCHI AT PRESENT ST IGNATIUS HIGH HIGH SCHOOL GUMLA THROUGH FR NICHOLAS TETE, S/O, D/O, W/O LATE MATHIAS TETE resident of This Lease was presented before the registering officer on date 20-Dec-2021 by RECTOR ST IGNATIUS

from Page No: - 339 to 398 at, office of SRO - Gumla This deed was registered as Document No:- **2021/GUM/2178/BK1/2149** in Book No :- **BK1**,Volume No :- 289

Date:- 20-Dec-2021

Registering Officer

12/2/02