

4371

40570



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3098949a499e8d3c7ea5

Receipt Date : 27-Sep-2020 11:27:43 am

Receipt Amount : 171700/-

Amount In Words : One Lakh Seventy One Thousands Seven Hundred Rupees Only

Token Number : 20200000079410

Office Name : SRO - Dhanbad

Document Type : Lease

Payee Name : NEHA BAJAJ (Vendee)

GRN Number : 2002086842



--- For Office Use :-

काष्ठान्तर्गत 27 के अधीन आर छाटा-...
काष्ठान्तर्गत 27 के अधीन
को धारा 2 के अधीन स्टाम्प एक्ट-1899
की अनुसूची 1 का 1 के 25 के अधीन
व्यक्त स्टाम्प लगाया गया है। अथवा टिकट
नहीं ले विमुक्त है या स्टाम्प - शुल्क अपेक्षा
नहीं है।

[Signature]
30/09/2020

Georgi Kumar
MANAGER ESTATE
Jharkhand State Housing Board
Ranchi

Neha Bajaj
30.9.20

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2417d5b71e080a2b577e

Receipt Date : 30-Sep-2020 12:40:46 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20200000079410

Office Name : SRO - Dhanbad

Document Type : Lease

Payee Name : NEHA BAJAJ (Vendee)

GRN Number : 2002131820



-: For Office Use :-

/

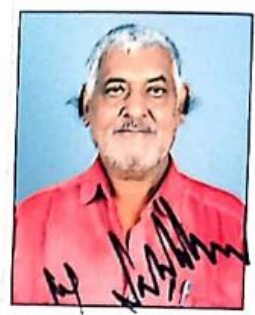
Neha Bajaj

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।

30/9/2020 ई. का 10/10/2020 दिनांक पर जारी प्रमाण
 का कार्यालय धनबाद में सहायकारी दायरे का अपर निवासी
 द्वारा प्रस्तुत गृहस्थानामा _____ अरुणा _____ 200 _____ के अर्थात्
 पत्न्यकारियों का जाचारी में से एक है
 निवासी का नाम रामसुख सिंह
 पता उ. अ. नि. धनबाद
 बसने धनबाद

निवासी का हस्ताक्षर [Signature] अर्थात् पता का हस्ताक्षर

30/9/20



Ramsook Singh
 30.9.20



WHEREAS on an application made by the Lessee the Board has with its letter No.432/AA dated 19.08.2020 allotted adjacent Chitput Plot of Beside HIG Plot No.5 measuring 1320 sqft. situated at Hirapur, Housing Colony, Dhanbad the full particulars of which has been given in the schedule here under at a total cost/ premium presently determined at Rs.42,90,000/- (Rupees Forty two lacs ninety thousand) only excluding interest and ground rent annually 2020 at the rate of Rs.250/- amounting Rs.250/- (Rupees Two hundred five) only in the Housing Colony of the Board at Housing Colony, Hirapur, Dist-Dhanbad.

And whereas, the lessee in his/her application dated Nil has requested the Board to transfer the aforesaid allotted adjacent chitput Plot of Beside HIG Plot No.5 measuring 1320sqft. finally on perpetual lease hold basis in his/her favour as also for allowing hit to continue in possession of the said allotted adjacent chitput Plot of Beside HIG Plot No.5 to him.

And whereas the Board on the basis of the aforesaid application of the lessee as also pursuance of its own Allotment Letter No.432/AA dated 19.08.2020 and transfer the aforesaid adjacent Chitput Plot of Beside HIG Plot No.5 measuring 1320sqft. on perpetual lessee hold basis in favour of the lessee.

The Chitput Plot assigned the Housing Board, Jharkhand, Dhanbad, adjacent Chitput Plot of Beside HIG Plot No.5 measuring 1320sqft. in being finally transferred in favour of the purchaser vide Jharkhand State Housing Board's permission on letter No.558/AA dated 21.09.2020.

Now, therefore this deed witnesseth and the parties here by agree that in consideration of the cost of Rs.42,90,000/- (Rupees Forty two lacs ninety thousand) only excluding interest, interest already paid by the lessee in respect of the transfer of the aforesaid adjacent Chitput Plot of Beside HIG Plot No.5 measuring

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Scamper
MANAGER ESTATE
Jharkhand State Housing Board
Ranchi
MSK

1320sqft. Housing Colony, Hirapur, Dhanbad on perpetual lease hold basis in his/her favour, before the execution of these presents (the receipt where of the Board acknowledges) and or the rent hereinafter reserved the aforesaid Plot, the full particulars of which has been given in the schedule hereunder is transferred on perpetual lease hold basis upto the lease of a subject to the terms and condition hereinafter appearing.

1. That, the lessee who is already in occupation of the aforesaid allotted adjacent chitput Plot of Beside HIG Plot No.5 measuring 1320sqft. on hire purchase basis will be given a formal possession letter after he has completed all formalities/ paid all dues demanded and executed and got his/her deed registered as per the Board's requirement at his/her own cost.
2. That, the Plot is given on "As is where is" basis and the Board will not entertain any complaint whatsoever relating to the said property, circumstances, quality of materials used workmanship or any other matter.
3. That, the total cost/ premium is indicated above is according to the present estimate and hence purely tentative, the lessee shall have to pay to the Board such additional amount without any question as and when called upon by the Board which become payable due to increase in the total cost on account of increase in the cost of development or on account of additional compensation payable to the erstwhile owner of the land under subsequent order of law Court in claim case arising out of the land acquisition proceeding or on account of final costing/ valuation of the said house on otherwise either in installments or in one lump sum within the period specified by the Board. The lessee shall under no circumstances be entitled to demand any account, relating to the cost or to question or dispute it, which shall be fixed and determined by the Board in its sole discretion.
4. That, the lessee shall be acquiring the lease hold right on the land alongwith the building as detailed in the schedule appended hereinafter.

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 MANAGER ESTATE
 Jharkhand State Housing Board
 Ranchi

5. That, the lessee shall pay the ground rent at the rate of Rs.250/- (Rupees Two hundred fifty) only per annum per unit. The Board reserved the right to revise the ground rent after every 30 years.
6. That, interest at the rate of **1% (One)** percent per month shall be charged on all dues if remaining due even after the execution of these presents either in respect of cost or ground rent for the period of default.
7. That, the lessee shall make no alternation or addition upon the said premises without the written permission and sanction of the Board as also without obtaining written permission of the Municipal or other authorities in accordance with the provisions of law for the time being in force.
8. That, the lessee shall not encroach upon the adjoining land/premises beyond the area and also mentioned in the schedule appended to this agreement and shall not violate the prescribed setbacks and open spaces sides, front and rear within the area settled on lease unto the lessee without the written consent of the Board which the Board shall decide in its sole discretion.
9. That, the lessee shall not keep any animal or poultry in the said Flat/House whatsoever it may be.
10. That, the said allotted House shall be used exclusively for the residential purposes.
11. That, the lessee shall pay from the first day of the month in which he has been given possession of the said House, ground rent, Municipal and Water charges, Electricity Charges and such other taxes and charges payable for the said allotted House to the authorities concerned in accordance with the provisions Law.


MANAGER ESTATE
Jharkhand State Housing Board
Ranchi

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12. That, the lessee shall maintain the allotted House to his/her own cost and keep it in good repair.
13. That, the lessee shall not sublet or House with the possession or transfer his/her right title and interest in the said House in whole or part by way of sale, exchange, gift, or Mortgage or otherwise without the prior permission of the Board in writing which it shall be entitled to refuse in its sole discretion or in the event of consent being given the Board may impose such terms and conditions as it thinks fit and proper and the Board shall be entitled to claim and recover a portion of the unearned increase in the value (i.e. the difference time of sale, Mortgage transfer by way of gift, assignment or parting with the possession the amount to be recovered being 50% of the unearned increase. The decision of the regarding the market value of the House shall be final. Besides the first party shall also have the pre-emptive right to take back the House from the second party after paying an amount equal to the premium paid by the Second Party to the third party (less depreciation) and 50% of the unearned increase in the value of the House determined in the manner indicated above.
14. That, the lessee shall permit the Officers and the staff of the Board having jurisdiction over the area concerned to enter upon the allotted premises of the lessee and inspect the same from time to time to ensure adherence to the terms and conditions of this deed and shall provide reasonable facilities to them for the said purpose.
15. That, the lessee agree with the right of the Board to recover all or any of the dues payable even after the execution of these presents to the Board as public demand under the provisions of the Bihar and Orissa Public Demand Recovery Act 1914.
16. That, without prejudice to the Board's right under any other law/rules and regulation and besides recovering the amount if remaining due to the Board along with interest, penalty and damages the Board shall have in addition, the

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MANAGER ESTATE
Barkhand State Housing Board
Raebareilly

right to cancel the allotment/ settlement of the House made in favour of the lessee and the evict his/her from the allotted House and resume possession thereof in the event of any one or more of the following:-

- a) Non-compliance on the part of the lessee of any of the terms and conditions of this deed.
 - b) Violation of any of the terms and conditions prescribed in the Rules and Regulations of the Board in this regard.
 - c) Default in payment of any other amount if remaining due for payment to the Board for a period of more than 12 months from the date of demand by the Board.
 - d) If it is found that lessee was farzidar and has taken settlement on behalf of any other person or persons.
 - e) If it is found subsequently that the allotment/ settlement has been taken by furnishing false information or affidavit or concealing any material facts.
17. That, in the event of termination of the lessee either on account of its cancellation or on account of non-compliance with the terms and conditions of this lessee and after non-renewal on expiry of the present terms and conditions of the Board shall have the right to take over the possession of the House of such compensation as may be determined by the Board.
18. That, on matters not specifically stipulated in the deed of provided for in the relevant Rules and Regulations of the Board on in case any dispute, doubt or question, arises between the lessee and the Board, the land in such event every such case shall be referred for arbitration to the Managing Director of the Board acting as such at that time and his/her decision in this regard shall be final and binding on both the parties and shall not be liable to be questioned in any court of law.

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[Signature]
MANAGER ESTATE
Jharkhand State Housing Board
Ranchi

IN WITNESS WHEREOF the parties have signed this deed on the date, months and year respectively mentioned under their signature:-

WITNESS

1. Signature :- *Moses Lyman*
Address :- *JSHB Ranchi*

2. Signature :- *Shauvik Singh Sanyal*
Address :- *J.S.M.B. Ranchi*
MANAGER ESTATE
Signature of the Officer for and on
behalf of the Jharkhand State
Housing Board, Ranchi


1. Signature :- *Kaushik*
Address :- *H14-3 Housing Colony*
Dhanbad 826001

2. Signature :- *Rahul*
Address :- *H14-H16 HOUSING COLONY*
Dhanbad 826001

Neha Bajaj
Signature of the Lessee
30.9.17

DETAILS OF THE CHITPUT PLOT ALLOTTED


1. Mouza : Hirapur
2. Town : Dhanbad
3. P.O. : Dhanbad
4. P.S. : Dhanbad
5. Distt- : Dhanbad
6. Chitput Plot No. assigned by the Board :- Adjacent chitput Plot of Beside HIG Plot No.5
7. Housing Board's letter No.432/AA dated 19.08.2020
8. Area of the Plot : $13'+20' - 2 \times 80' = 1320$ sqft.
9. Boundary :
 - North :- HIG Plot No.05
 - South :- Drain
 - East :- Board Land
 - West :- 30' Wide Road
10. Sketch of the House :- Attached.


 MANAGER ESTATE
 Signature of the Officer for and
 on behalf of the Jharkhand State
 Housing Board



Signature of the Settlee
 Dated.....20.9.20.....

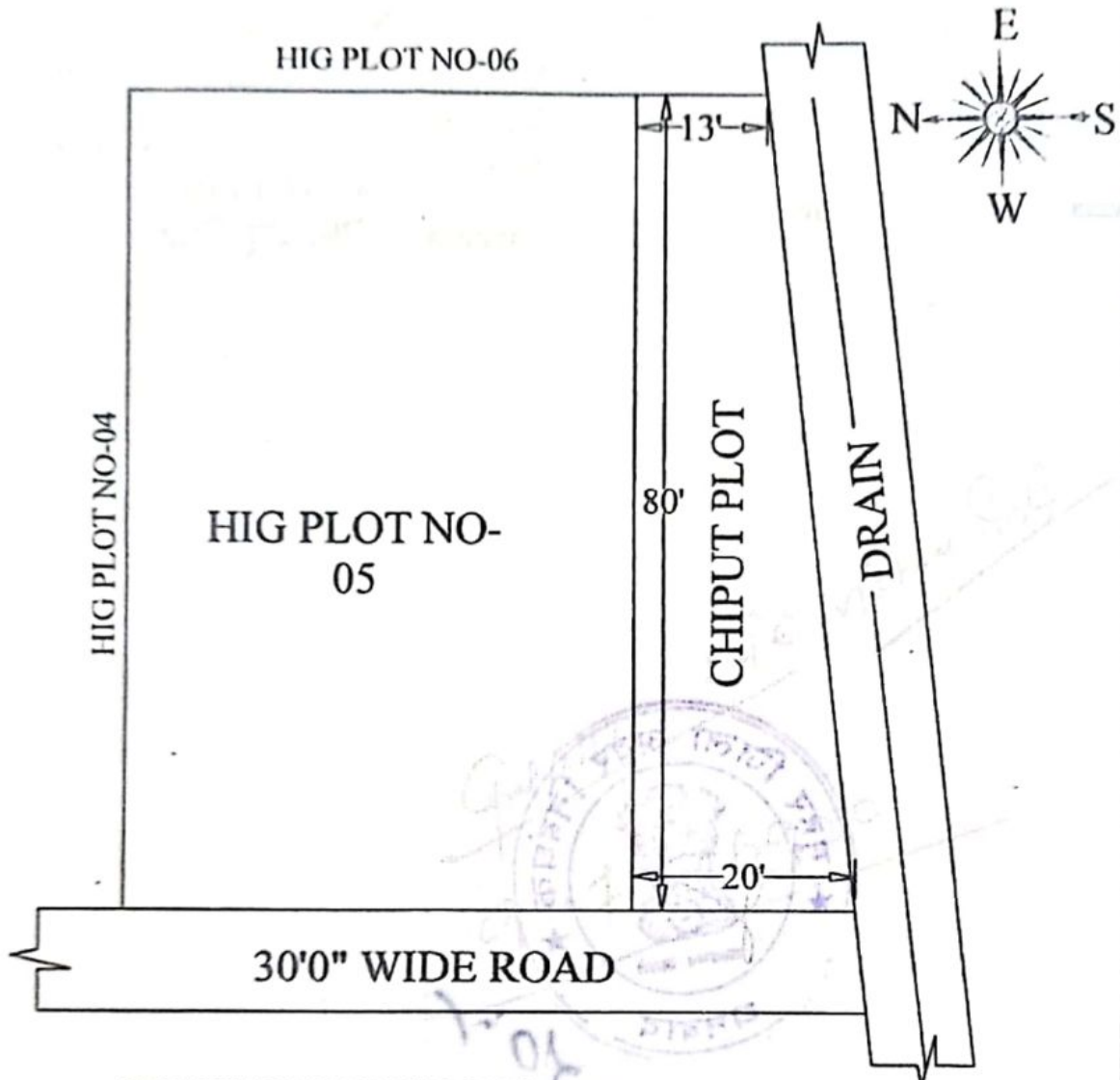
Certified that the finger prints of the left hand of the parties whose photographs affixed in the documents has been duly obtained before me, prepared the documents as per draft supplied by the parties.


 bic no. 02/1990.

SITE PLAN FOR FINAL TRANSFER OF CHIPPUT PLOT OF BESIDE HIG PLOT NO-5 TO DR NEHA BAJAJ W/O DR ASHISH BAJAJ AT HIRAPUR DHANBAD.

SCALE- NOT TO SCALE

PLOT AREA- 1320.00 SFT



CERTIFIED THAT THE ORIGINAL AND DUPLICATE MAPS ARE TRUE AND EXACT REPRODUCTION OF EACH OTHER.

Neha Bajaj

SIGNATURE OF
LESSEE

Prasenjit Kumar
कार्यपालक अभिगन्ता
SIGNATURE OF बोर्ड
धनबाद प्रमंडल, धनबाद

Prasenjit Kumar
MANAGER ESTATE
SIGNATURE OF THE OFFICER FOR
AND ON BEHALF OF JHARKHAND
STATE HOUSING BOARD RANCHI.

30.9.22



भारत सरकार
GOVERNMENT OF INDIA



नाम: नारायण शिंदे
नाम: Narayan Shinde
जन्म तिथि: 11/08/1980
पता: Maharashtra



3903 3835 1760

आपका अधिकार अधिकार अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: 100, Connaught Place, New Delhi-110028
फोन: 011-26109700
वेबसाइट: www.uidai.gov.in



www

Gulkekar - Late Vishnu Sns
9973506920

Handwritten scribble

भारत सरकार
GOVERNMENT OF INDIA



नेहा बाजज
Neha Bajaj

जन्म तिथि/DOB: 08/12/1984

लिंग / GENDER: FEMALE

9821 8391 4474

आचार्य अम आदमी का अधिकार

भारतीय विधि एवं पत्रिका प्राधिकरण
LAW BOOKS AND PERIODICALS AUTHORITY

पता:
W/O: अमनीप लाल,
मंच आदमी-2 अद्वितीय
अधिकार का अद्वितीय
प्रकाशक,
नगर, पिन - 826001

Address:
W/O: Anand Lal,
Manch Adami-2
Adhikar Ka Adhikar
Prakashak,
Nagar, Pin - 826001

9821 8391 4474

Aardnaan Aarn Admi ka Adhikar



झारखण्ड सरकार
नगर विकास एवं आवास विभाग
झारखण्ड राज्य आवास बोर्ड
हरमू, राँची, झारखण्ड 834002

Phone : 0651-2247205, 6566679, 2246973 (Fax), e-mail : nd.jshbr@gmail.com

पत्रांक :-

राँची, दिनांक.....

प्रेषक,

भू-सम्पदा पदाधिकारी
झारखण्ड राज्य आवास बोर्ड,
राँची ।

सेवा में,

कार्यपालक अभियंता
झारखण्ड राज्य आवास बोर्ड,
धनबाद प्रमण्डल ।

विषय:-

हीरापुर, धनबाद आवासीय कॉलोनी स्थित उच्च आय वर्गीय भूखण्ड संख्या-5 के बगल स्थित अतिरिक्त छिटपुट भूखण्ड, रकवा 1320 वर्गफीट का अंतिम हस्तांतरण हेतु डीड का निबंधन के संबंध में ।

महाशय,

उपर्युक्त विषयक हीरापुर, धनबाद आवासीय कॉलोनी स्थित उच्च आय वर्गीय भूखण्ड संख्या-5 के बगल स्थित अतिरिक्त छिटपुट भूखण्ड, रकवा 1320 वर्गफीट के आवंटी डॉ0 नेहा बजाज द्वारा दाखिल किया गया डीड एवं स्थल प्लान पर हस्ताक्षर कर निबंधन हेतु भेजा जा रहा है ।

अतः उक्त डीड का निबंधन कराकर उसकी एक प्रति बोर्ड मुख्यालय को भी उपलब्ध कराना सुनिश्चित करेंगे ।


अनुलग्नक:-यथोक्त ।

विश्वासभाजन

ह0/-

ज्ञापांक, 596/312/राँची, दिनांक 28/9/2020 भू-सम्पदा पदाधिकारी

प्रतिलिपि जिला अवर निबंधक, निबंधन कार्यालय, धनबाद को सूचनार्थ एवं आवश्यक कार्रवाई हेतु समर्पित ।


भू-सम्पदा पदाधिकारी
28/9/2020



पत्रांक...12.6.....
कार्यपालक अभियंता का कार्यालय
झारखण्ड राज्य आवास बोर्ड, धनबाद ।

भेजक,

कार्यपालक अभियंता
झारखण्ड राज्य आवास बोर्ड,
धनबाद प्रमण्डल ।

सेवा में,

जिला अवर निबंधक
निबंधन कार्यालय, धनबाद ।

धनबाद, दिनांक..28/09/2020

विषय:- हीरापुर, धनबाद आवारीय कॉलोनी स्थित उच्च आय वर्गीय भूखण्ड संख्या-5 के बगल स्थित अतिरिक्त छिटपुट भूखण्ड का अंतिम हस्तांतरण हेतु डीड का निबंधन करने के संबंध में ।

महाशय,

उपर्युक्त विषय के सम्बंध में कहना है कि भू-सम्पदा पदाधिकारी, झारखण्ड राज्य आवास बोर्ड, राँची के पत्रांक-596/310 दिनांक-28.9.20 के द्वारा उच्च आय वर्गीय भूखण्ड संख्या-5 के बगल स्थित अतिरिक्त छिटपुट भूखण्ड का हस्ताक्षरित डीड एवं नक्शा निबंधन हेतु दो प्रति में प्राप्त हुआ है, जिसका एक प्रति स्थल प्लान के साथ मूल रूप में इस पत्र के साथ संलग्न कर इस कार्यालय में कार्यरत श्री रामस्वरूप सिंह, झारखण्ड राज्य आवास बोर्ड, धनबाद को सम्यदा के आवंटी डॉ० नेहा बजाज के सहयोग हेतु प्राधिकृत किया जाता है ।

अतः अनुरोध है कि डीड का निबंधन करने की कृपा की जाए ।

अनु०:- मूल डीड नक्शा सहित ।

विश्वासभाजन

कार्यपालक अभियंता

28.9.2020

Transaction Success! Please Note Your Transaction Id.

Name	NehaBajaj
Token No / Depositor ID	20200000079410
Amount	131495
Transaction ID	798a5f51feb4d0c12d6a
GRN	2002131798
CIN	10002162020093004663
Time	2020-09-30 12:36:30



Document Registration Summary 1

Date :-30-Sep-2020

- Government/Market Value: ₹0/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹171800 /-

Receipt : 370079

Receipt Date : 30-09-2020

Presenter Name: -

On Date 30-09-2020 Presented at SRO - Dhanbad
Signature of Presenter

E

₹2000

SP

₹720

A1

₹128775

Stamp Duty

₹171800

SRO - Dhanbad

Ransuraj Singh

Total

₹303295

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	171700	171800	-100	GRAS	NehaBajaj	<ul style="list-style-type: none">• GRN Number : 2002086842• DEPT Transaction Id : 3098949a499e8d3c7ea5• Transaction Type :	171700
				GRAS	NehaBajaj	<ul style="list-style-type: none">• GRN Number : 2002131820• DEPT Transaction Id : 2417d5b71e080a2b577e• Transaction Type :	100
E	2000	2000	0	GRAS	NehaBajaj	<ul style="list-style-type: none">• GRN Number : 2002131798• DEPT Transaction Id : 798a5f51feb4d0c12d6a• Transaction Type :	2000
SP	720	720	0	GRAS	NehaBajaj	<ul style="list-style-type: none">• GRN Number : 2002131798• DEPT Transaction Id : 798a5f51feb4d0c12d6a• Transaction Type :	720

A1	128775	128775	0	GRAS	NehaBajaj	<ul style="list-style-type: none"> • GRN Number : 2002131793 • DEPT Transaction id : 798a5f51feb4d0c12d6a • Transaction Type : 	128775
Sub Total	303195	303295	-100				

Article : Lease Number of Pages : 48

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000079410

Deed Type	Lease
Number of Pages	48
Fee Details	Stamp Duty :- Rs. 171700, E :- Rs. 2000, SP :- Rs. 720, A1 :- Rs. 128775,
Property No.	1
Valuation Details	Value :- Rs.0/- , Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Hirapur Location :- Other Road, Hirapur Word No 25 Property Boundaries :- East: Board Land., West: 30 Feet Wide Road., South: Drain., North: H I G Plot No5. Khata Number - HIG PLOT NO 5 Plot Number - HIG PLOT NO 5 Area Of Land :- 0.00 Decimal

Sh./Smt.RAM SWARUP SINGH ON BEHALF OF GEORGE KUMAR
ESTATE MANAGER JHARKHAND STATE HOUSING BOARD s/o/d/o/w/o
Late Laxman Singh has presented the document for registration in this
office







today dated :- 30-Sep-2020 Day :- Wednesday Time :- 13:42:27 PM






RAM SWARUP SINGH ON
BEHALF OF GEORGE KUMAR
ESTATE MANAGER
JHARKHAND STATE HOUSING
BOARD(Individual)

Party Name	Document Type	Document Number
RAM SWARUP SINGH ON BEHALF OF GEORGE KUMAR ESTATE MANAGER JHARKHAND STATE HOUSING BOARD	PAN/UID	390338351760

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

<p>1</p> <p>RAM SWARUP SINGH ON BEHALF OF GEORGE KUMAR ESTATE MANAGER JHARKHAND STATE HOUSING BOARD</p> <p>Address1 - L.I.G -178 , Housing Colony , Dhanbad.,</p> <p>Address2 - , , , Jharkhand</p> <p>PAN No.:</p> <p>Permission Case No.-</p>	<p>Yes</p>	<p>Ram Swarup Singh</p> <p>Address:- L. I. G. - 178, , , HUOSING COLONY, Dhanbad, , Dhanbad, 826001, , Jharkhand, India</p>	<p>LESSOR</p> <p>Age:52</p>			
<p>2</p> <p>NEHA BAJAJ</p> <p>Address1 - L.I.G - 3 , Housing Colony , Dhanbad.,</p> <p>Address2 - , , , Jharkhand</p> <p>PAN No.:</p> <p>Permission Case No.-</p>	<p>Yes</p>	<p>Neha Bajaj</p> <p>Address:- H.I.G.-3, , Housing Colony, Dhanbad, , Dhanbad, , Dhanbad, 826001, , Jharkhand, India</p>	<p>LESSEE</p> <p>Age:35</p>			


Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
<p>1</p>	<p>RAHUL BAJAJ</p> <p>S/o-D/o Shiv Kumar Bajaj</p> <p>Address1 - HIG House No. 10 , Housing Colony , Dhanbad.,</p> <p>Address2 - , , , Jharkhand</p> <p>PAN No.:</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAHUL BAJAJ Address1 - HIG House No. 10 , Housing Colony , Dhanbad., Address2 - , , , Jharkhand			


Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (RAM SWARUP SINGH ON BEHALF OF GEORGE KUMAR ESTATE MANAGER JHARKHAND STATE HOUSING BOARD), has/have admitted the execution before me. He/ She/ They has / have been identified by (RAHUL BAJAJ) Son/Daughter/Wife of (Shiv Kumar Bajaj) resident of (HIG House No. 10 , Housing Colony , Dhanbad.) and by occupation (Business).


Signature of Registering Officer

Date:- 30-Sep-2020


Seal and Signature of Registering Officer



LESSEE	-Mrs. NEHA BAJAJ, Address - L.I.G - 3 , Housing Colony , Dhanbad.- Father/Husband Name Pradeep Kumar Pansari , PAN No.- Permission Case No.- , Aadhaar No. *****4474
LESSOR	-Mr. RAM SWARUP SINGH ON BEHALF OF GEORGE KUMAR ESTATE MANAGER JHARKHAND STATE HOUSING BOARD, Address - L.I.G -178 , Housing Colony , Dhanbad.- Father/Husband Name Late Laxman Singh , PAN No.- Permission Case No.- , Aadhaar No. *****1760

Witness Information	Mr. RAHUL BAJAJ , Address - HIG House No. 10 , Housing Colony , Dhanbad.-, Father/Husband Name-Shiv Kumar Bajaj
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Identifier Details	Mr. RAHUL BAJAJ , Address - HIG House No. 10 , Housing Colony , Dhanbad.-, Father/Husband Name-Shiv Kumar Bajaj
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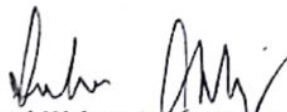
Property Id:394328		
Fee Rule:Government Original Lease Deed		
1	Stamp Duty	1,71,700

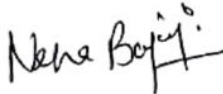
1	SP	720
Total		720

Property Id:394328		
Fee Rule:Government Original Lease Deed		
1	E	2,000
2	A1	1,28,775
Total		1,30,775

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.


Deed Writer / Advocate


Vendeo / Claimant


Vendor / Executant



Pre Registration Docket

Date :- 30-09-2020 10:07 am

Office Name :- SRO - Dhanbad
Token No:- 20200000079410

Appoinment :- 30-Sep-2020 Time:- 11:36

Article	Lease
Pre Registration Date	26-Sep-2020
No. Of Pages	24
Stamp Duty	171700
Paid Stamp Duty	0
Total Fees	₹ 1,31,495.

Property Id: 394328

Valuation No. : 522276 / 2020	:- 2020-2021	User Id : 3743	Date : 30-September-2020 10:45:AM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Hirapur	Village/City : Hirapur	
Hirapur Word No 25 - Other Road		-	
Khata Number - HIG PLOT NO 5			
Plot Number - HIG PLOT NO 5			
Valuation Rule : Skip Valuation			
Property Details			
1	Land area	0 Decimal	
2	Skip Valuation Remark	JHARKHAND STATE HOUSING BOARD LEASE DEED	
Calculation Details			
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation ()			₹0/-
Total Amount in Words : Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Board Land., West: 30 Feet Wide Road., South: Drain., North: H I G Plot No5.
Area	Land area : 0.00 Decimal, Skip Valuation Remark :
Other Description of the Property	Pin Code - 826001, Flat Number/Commercial Space Number - Adjacent Chitput Plot Of Beside HIG Plot No.5.
Government/Market Value	0
Transaction Amount	-

Token No.: 20200000079410

CERTIFICATE

Office of the SRO - Dhanbad

This Lease was presented before the registering officer on date 30-Sep-2020 by **RAM SWARUP SINGH ON BEHALF OF GEORGE KUMAR ESTATE MANAGER JHARKHAND STATE HOUSING BOARD, S/O, D/O, W/O Late Laxman Singh** resident of L.I.G -178 , Housing Colony , Dhanbad. .
This deed was registered as Document No:- **2020/DHAN/4371/BK1/4050** in Book No :- **BK1**, Volume No :- **445** from Page No :- **81** to **128** at, office of **SRO - Dhanbad**

Date:- 30-Sep-2020


Registering Officer