

6760

6172



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4e4a5c65c8e523066333

Receipt Date : 15-Oct-2022 12:57:42 pm

Receipt Amount : 41610/-

Amount In Words : Forty One Thousands Six Hundred And Ten Rupees Only

Token Number : 20220000101935

Office Name : SRO - Dhanbad

Document Type : Lease

Payee Name : DRONA GROUP INSTITUTION TRUST
REPRESENTED THROUGH ITS SETLOR
CUM CHAIRMAN PREM PRAKASH (Vendeo)

GRN Number : 2213924190



:- For Office Use :-

प्रमाणित किया गया कि प्रमाणित और स्वयंसेवक;
प्रमाणित किया गया कि प्रमाणित और स्वयंसेवक;
प्रमाणित किया गया कि प्रमाणित और स्वयंसेवक;
प्रमाणित किया गया कि प्रमाणित और स्वयंसेवक;
प्रमाणित किया गया कि प्रमाणित और स्वयंसेवक;
प्रमाणित किया गया कि प्रमाणित और स्वयंसेवक;
प्रमाणित किया गया कि प्रमाणित और स्वयंसेवक;
प्रमाणित किया गया कि प्रमाणित और स्वयंसेवक;
प्रमाणित किया गया कि प्रमाणित और स्वयंसेवक;
प्रमाणित किया गया कि प्रमाणित और स्वयंसेवक;

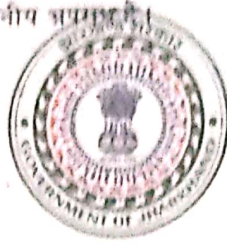
15/10/22

15.10.22

परमेश्वर
साचिव
शक्ति नगर सहकारी गृह
निर्माण समिति लि०
15/10/22

इस स्वीड 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 दृगी रसीद का दूसरे दस्तावेज पर मूद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग योग्य।
मूद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



Government of Jharkhand

Receipt of Online Payment of Stamp Duty



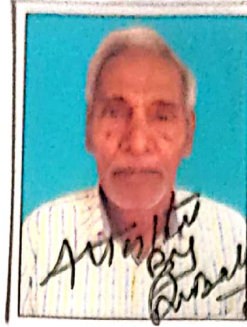
15/1/22

Lease for 30 years Agreement 2082000/

संपत्तील बर्णीत जमीन कू दूय्य मार्गदर्शिका मंजी के अनुसार विभाजित करतल मुल्य से कम नही है।

FEE PAID OF RS. 41610. VIBE
GRN DR. 13724242
DATE 15.10.22

Secretary
साचिव
शक्ति नगर सहकारी ग्रुप
निर्माण समिति लिमि
15/10/22



DEED OF LEASE

THIS LEASE DEED is made on this the 15th day of October, 2022 (Two thousand Twenty Two), BY & BETWEEN :

SHAKTI NAGAR SAHAKARI GRIH NIRMAN SAMITI LIMITED (PAN : AAVTS8784Q), Dhanbad, Represented by its Secretary SRI MAHENDRA PRASAD SINGH (Adhar No.xxxx xxxx 8349), son of Late Raghubar Singh and grand son of Late Narayan Singh, by Category General, by occupation Retired, resident of VIP Colony Babudih, B-Polytechnic Bishunpur, Dhanbad, P.S. & District Dhanbad, Jharkhand hereinafter called and referred to as the LESSOR : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the ONE PART:

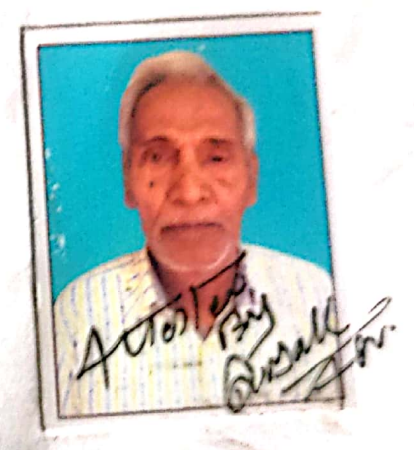
A N D

DRONA GROUP OF INSTITUTION TRUST (PAN : AABTD9819M), having its office at Babudih, B-Polytechnic Dhanbad, Represented through its Setlor cum Chairman **SRI PREM PRAKASH (Adhar No.xxxx xxxx 9153)** son of Sri Prem Bihari Singh and grand son of Late Pragash Singh, by Category OBC, by occupation Business, resident of Babudih, B-Polytechnic, Dhanbad, Dhanbad, P.S. & District Dhanbad, Jharkhand hereinafter called and referred to as the **LESSEE :** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its, executors, administrators, legal representatives and assigns) of the OTHER PART:

15-10-22 10-10-14
 निकास कार्यवाही के लिये प्रमाणित किया गया है।
 जिनका नाम श्री. वसुदेव शर्मा
 पता सुराहा जिला धनबाद
 जिनका नाम श्री. वसुदेव शर्मा
 पता सुराहा जिला धनबाद

[Signature]
 निकास कार्यवाही का अधिकारी

15-10-22



[Signature]
 सचिव
 शक्ति नगर सहकारी गृह
 निर्माण समिति लि०
 15/10/22

36/5/2022
शक्ति नगर साहाकारी ग्रिह
निर्माण समिती लि.
15/10/22

WHEREAS the land which is morefully described in the schedule below, purchased vide regd. sale deed being No.4830 dated 18.05.1984 in the name of Shakti Nagar Sahakari Grih Nirman Samiti Ltd. through its secretary Sri Mahendra Prasad Singh son of Late Raghuwar Singh, registered at Dhanbad registry office and entered in Book No.1, Volume No.31, Pages 50 to 54, for the year 1984 and regd. sale deed No.8257 dated 21.08.1984 in the name of Shakti Nagar Sahakari Grih Nirman Samiti Ltd. through its Secretary Sri Mahendra Prasad Singh son of Late Raghuwar Singh, registered at Dhanbad registry office and entered in Book No.1, Volume No.31, Pages 535 to 538, for the year 1984, and since then lessor is in peaceful possession thereof and recorded in New Khatian & register II, vide Volume No.1 and Page No.234 in the name of Shakti Nagar Sahakari Grih Nirman Samiti Ltd. Dhanbad (Lessor own name).

AND WHEREAS the Lessee has approached the Lessor for letting out the same to him for a period of 30 years for running Educational Institution & Trust Social Welfare programe, at Bagula, Saraidhela, Dhanbad.

AND WHEREAS the Lessee hereto approached the Lessor for grant of Lease of the schedule property more clearly described in the schedule hereto for the purpose of running Educational Institution & Trust Social Welfare programe for a period of 30 years on yearly rent basis, and for running the Nursing College lessee take all the necessary permission and licence for the said property.

AND WHEREAS in course and as result of negotiation between the parties hereto, the Lessor agreed to grant a lease of the said property morefully described in the schedule below on a yearly rent of Rs.1,50,000/- (Rupees One lac fifty thousand) only per year to the Lessee hereto on the terms and conditions mutually agreed between them and hereinafter appearing.

NOW THEREFORE THIS DEED OF LEASE WITNESSETH :

1. That in consideration of a yearly rent hereby reserved and the covenants on the part of the Lessee to be observed and performed as hereinafter contained the Lessor demise to the Lessee the schedule premises morefully described in the schedule hereto for a period of **30 years** commencing from 15.10.2022 and will expiring on 14.10.2052 yielding and paying therefore yearly rent of Rs.1,50,000/- (Rupees One lac fifty thousand) only, and **the yearly rent will be increase @ Rs.4,000/- (Rupees four thousand) only after every years**, excluding Maintenance charges and electricity bill, the receipt whereof the Lessor doth hereby acknowledges and admits.



15-10-22

15/10/22
निर्माण समिति लि।
शक्ति नगर सहकारी गृह
सोचव

2. That the yearly rent hereby reserved shall be payable to the Lessor upto four month from the date of execution of every year.
3. That during the present term of the lease the Lessor cannot interrupt or disturb the Lessee for **running Educational Institution & Trust Social Welfare programe.**
4. That if during the continuance of the lease, if the Lessee want to terminate the lease, then the Lessee has to give three month notice in advance to the Lessor and same applicable for the Lessor if he wants to vacate the said premises.
5. That if the Lessee fails to pay yearly rent to the Lessor for consecutive three year then the Lessee will be defaulter of the leased terms and in that case this Lessor has right to cancel the lease and the Lessee has to vacate the schedule premises.
6. That the period of this lease, at the option of the lessor may be extended for another period by another deed on such terms as then be agreed between the parties hereto on the expiry of the said period of 30 years.
7. That the lessee will not do any unlawful work which is illegal in the demised premises, if done the lessor are not liable for any miss happening of the schedule premises and the Lessee is full responsible of the above fraudulent work.
8. That the lessee shall have right to Develop construction/alteration/modification over the building given in the schedule and if the Lessee will make permanent construction of this rest of vacant land only after mutual consent of the Lessor.
9. That the parties hereto shall always be at liberty to alter, modify or change any of the terms hereof on mutual consent in writing with the full consent of the Lessor.



15-10-22

अंचल अ...
के अनुसार दस्तावे...
नम्बर 10 का नया खता नं०

15/10/22
साधुप
शक्ति नगर सहकारी गृह
निर्माण समिति लि०
15/10/22

निसिद्ध खाता से सहर है। सूची बद्ध नहीं है।
15.10.22

-4-

IN WITNESS WHEREOF both the parties hereby agree by the terms and conditions, and both the parties hereby set and subscribed their hands out of their own freewill and choice on the day, month and year first above written.

SCHEDULE

All that piece and parcel of Raiyati land situated in Mouza : BAGULA, P.S. Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad.

MOUZA : BAGULA, Mouza No.10,

New Khata No.234 (Two hundred thirty four), Old Khata No.20 (Twenty),

New Plot No.989 (Nine hundred eighty nine), Old Plot No.1307 & 1308 (One thousand three hundred seven and One thousand three hundred eight), area 120 dec. (One hundred twenty decimals) of Land is hereby lease out by this lease deed, as per plan attached herewith and shown in colour red, which is butted and bounded as follows :

North : New Plot No.1039.

South : Sima Mouza Bhelatand.

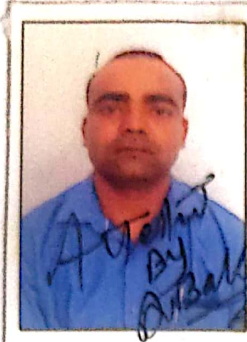
East : Part of New Plot No.989.

West : Part of New Plot No.989.



15-10-22

PHOTOGRAPH OF LESSEE :



Prem Prakash
15/10/12



WITNESSES :

1. Jay Prakash
So - Prem Bihari Singh
babudih, B. polytechnic
Dhanbad 15/10/12

2. Akhish Kumar
So Late Badi Singh,
Kali Manali Pandit
Dhanbad
9567483849 15/10

Kumar Ball
अध्यक्ष

शक्ति नगर सहकारी गृह निर्माण समिति लि०
Dhanbad

15/10/12

Certified that the finger prints of the left hand of the parties, whose photographs affixed in the document have been duly obtained before me. Prepared the document as per details supplied by the parties.

Signature.

Rajesh Kumar Ball
Advocate
Dhanbad.

E.No - J.H - 35/13.



15-10-22

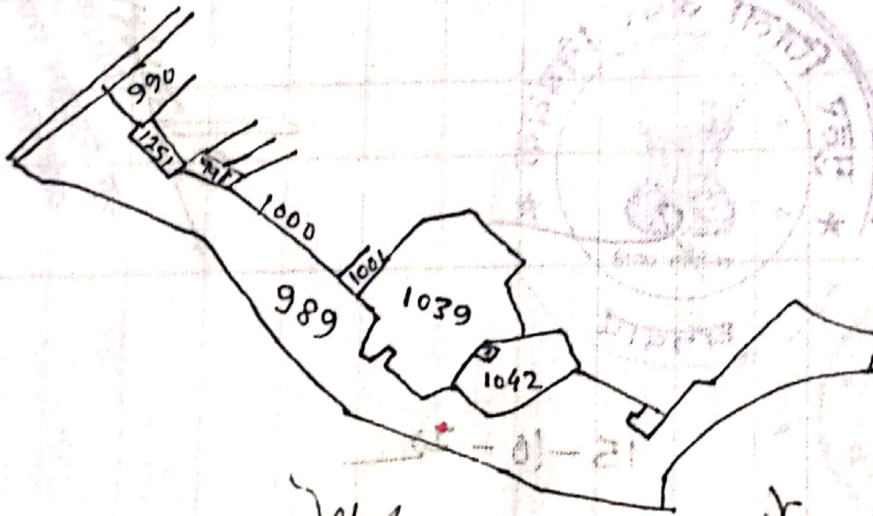


Lessor :- Shakti Nagar Sahakari Grih Nirman Samiti Ltd, Dhanbad. Rep by its Secretary Sri Mahendra Prasad Singh s/o Late Raghubar Singh R/o VIP Colony Babudih, B-Polytechnic Bishunpur Dhanbad, P.S. & Dist. Dhanbad.

Lessee :- Drona Group of Institution Trust, Rep through its Chairman Sri Prem Prakash s/o Sri Peem Bihari Singh, R/o Babudih, B-Polytechnic, Dhanbad. P.S. & Dist. Dhanbad.

Schedule :- Mouza Kusumdah @ Bagula No. 10, New Khata 234, Old Khata No. 20, New Plot No. 989, Old Plot No. 1307, 1308, Area 120-Decimals. Shown in red colour

Boundary :- North :- New Plot No. 1039.
South :- Sima Mouza Bhelatand.
East :- Part of New Plot No. 989.
West :- Part of New Plot No. 989.



TRUE COPY

शक्ति नगर सहकारी ग्रह निर्माण समिति लि
15/10/22

Prem Prakash
15/10/22



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000101935

Deed Type	Lease
Number of Pages	56
Fee Details	Stamp Duty :- Rs. 41600, E :- Rs. 2000, SP :- Rs. 840, A1 :- Rs. 31200,
Property No.	1
Valuation Details	Value :- Rs.0/- , Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kusumdaha @ Bagula Location :- Other Road, Kusumdaha @ Bagula Word No 0 Property Boundaries :- East: PART OF NEW PLOT NO. 989, West: PART OF NEW PLOT NO. 989, South: SIMA MOUZA BHELATAND , North: NEW PLOT NO. 1039 Volume Number - 1 Page Number - 234 Khata Number - 234 Plot Number - 989 Area Of Land :- 120.00 Decimal

Sh./Smt. SHAKTI NAGAR SAHAKAI GRIH NIRMAN SAMITI LIMITED
REPRESENTED BY ITS SECRETARY MAHENDRA PRASAD SINGH
s/o/d/o/w/o LATE RAGHUBAR SINGH has presented the document for
registration in this office

today dated :- 15-Oct-2022 Day :- Saturday Time :- 14:05:13 PM



SHAKTI NAGAR SAHAKAI GRIH
NIRMAN SAMITI LIMITED
REPRESENTED BY ITS
SECRETARY MAHENDRA
PRASAD SINGH (Individual)

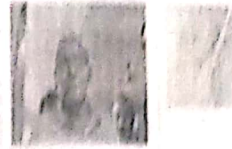
Party Name	Document Type	Document Number
SHAKTI NAGAR SAHAKAI GRIH NIRMAN SAMITI LIMITED REPRESENTED BY ITS SECRETARY MAHENDRA PRASAD SINGH	PAN/UID	AAVTS8784Q

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

1 SHAKTI NAGAR
 SAHAKAI GRIH NIRMAN
 SAMITI LIMITED
 REPRESENTED BY ITS
 SECRETARY MAHENDRA
 PRASAD SINGH
 Address1 - VIP COLONY
 BABUDIH, B
 POLYTECHNIC,
 BISHUNPUR, DHANBAD,
 PS AND DIST -
 DHANBAD, Address2 -
 Jharkhand
 PAN No.:
 AAVTS8784Q, Permission
 Case No.-

Yes Mahendra
 Prasad
 Singh
 Address:-
 Aasirwad,
 VIP Colony,
 B,
 Polytechnic,
 Bishunpur,
 Dhanbad,
 828130,
 Jharkhand,
 India

LESSOR
 Age:75



Mahendra Prasad Singh

2 DRONA GROUP
 INSTITUTION TRUST
 REPRESENTED
 THROUGH ITS SETLOR
 CUM CHAIRMAN PREM
 PRAKASH
 Address1 - BABUDIH B-
 POLYTECHNIC
 DHANBAD, PS AND DIST-
 DHANBAD, Address2 -
 Jharkhand
 PAN No.:
 AABTD9819M, Permission
 Case No.-

Yes Prem
 Prakash
 Address:-
 Babaudih,
 B-
 Polytechnic,
 Bishunpur,
 Dhanbad,
 828130,
 Jharkhand,
 India

LESSEE
 Age:40



Prem Prakash

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	JAY PRAKASH S/o-D/o PREM BIHARI SINGH Address1 - BABUDIH B-POLYTECHNIC DHANBAD , PO. PS. AND DIST- DHANBAD, Address2 - Jharkhand PAN No.:			<i>Jay Prakash</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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LESSEE	-Mr. DRONA GROUP INSTITUTION TRUST REPRESENTED THROUGH ITS SETLOR CUM CHAIRMAN PREM PRAKASH, Address - BABUDIH B-POLYTECHNIC DHANBAD, PS AND DIST-DHANBAD- ,Father/Husband Name PREM BIHARI SINGH , PAN No.- *****819M, Permission Case No.- , Aadhaar No. *****9153
LESSOR	-Mr. SHAKTI NAGAR SAHAKAI GRIH NIRMAN SAMITI LIMITED REPRESENTED BY ITS SECREATRY MAHENDRA PRASAD SINGH, Address - VIP COLONY BABUDIH , B-POLYTECHNIC , BISHUNPUR , DHANBAD , PS AND DIST - DHANBAD- ,Father/Husband Name LATE RAGHUBAR SINGH , PAN No.- *****784Q, Permission Case No.- , Aadhaar No. *****8349

Witness Information	Mr. JAY PRAKASH , Address - BABUDIH B-POLYTECHNIC DHANBAD , PO. PS. AND DIST- DHANBAD- , Father/Husband Name- PREM BIHARI SINGH
---------------------	---

Identifier Details	Mr. JAY PRAKASH , Address - BABUDIH B-POLYTECHNIC DHANBAD , PO. PS. AND DIST- DHANBAD- , Father/Husband Name- PREM BIHARI SINGH
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Fee Rule: Government Original Lease Deed		
1	Stamp Duty	41,600

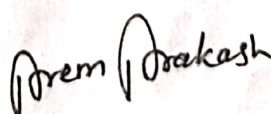
1	SP	840
Total		840

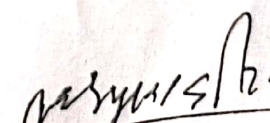
Fee Rule: Government Original Lease Deed		
1	A1	31,200
2	E	2,000
Total		33,200

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


Vendee / Claimant


Vendor / Executant



Pre Registration Docket

Date :- 15-10-2022 08:52 am

Office Name :- SRO - Dhanbad
Token No:- 20220000101935

Appointment :- 15-Oct-2022 Time:- 16:6

Article	Lease
Pre Registration Date	20-Aug-2022
No. Of Pages	28
Stamp Duty	41600
Paid Stamp Duty	0
Total Fees	₹ 34,040.

Property Id: 799884

Valuation No. : 1079715 / 2022	:- 2022-2023	Date : 20-August-2022 13:58:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad
Land Type : Urban	Corporation : Kusumdaha @ Bagula	Village/City : Kusumdaha @ Bagula
Kusumdaha @ Bagula Word No 0 - Other Road		-
Volume Number - 1		
Page Number - 234		
Khata Number - 234		
Plot Number - 989		
Valuation Rule : Skip Valuation		
Property Details		
1	Land area	120 Decimal
2	Skip Valuation Remark	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: PART OF NEW PLOT NO. 989, West: PART OF NEW PLOT NO. 989, South: SIMA MOUZA BHELATAND , North: NEW PLOT NO. 1039
Area	Land area : 120.00 Decimal, Skip Valuation Remark :
Other Description of the Property	Pin Code - 826001
Government/Market Value	0
Transaction Amount	-

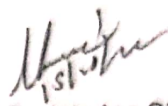
1	JAY PRAKASH Address1 - BABUDIH B-POLYTECHNIC DHANBAD , PO. PS. AND DIST- DHANBAD, Address2 - ... Jharkhand			
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Signature of Operator

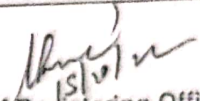

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned. (SHAKTI NAGAR SAHAKAI GRIH NIRMAN SAMITI LIMITED REPRESENTED BY ITS SECREATRY MAHENDRA PRASAD SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (JAY PRAKASH) Son/Daughter/Wife of (PREM BIHARI SINGH) resident of (BABUDIH B-POLYTECHNIC DHANBAD , PO. PS. AND DIST- DHANBAD) and by occupation (Business).


Signature of Registering Officer

Date:- 15-Oct-2022


Seal and Signature of Registering Officer

