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556



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1035a018d14b0d3a4b7f

Receipt Date : 03-Feb-2021 01:59:18 pm

Receipt Amount : 34250/-

Amount In Words : Thirty Four Thousands Two Hundred And Fifty Rupees Only

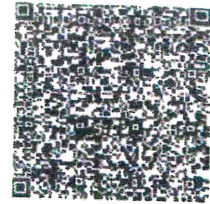
Token Number : 20210000013860

Office Name : SRO - Dhanbad

Document Type : Lease

Payee Name : DR J K SINHA MEMORIAL
INTERNATIONAL SCHOOL OF LEARNING
Represent Through Its Authorised
Signatory DR ANUPAM SINHA (Vendee)

GRN Number : 2104179058



प्रमाणित किया गया 21 के अर्थों और उपयोग के लिए - For Office Use

कार्यकारी एक्ट की धारा 46 के अर्थों

का धारण है और इण्डियन स्टाम्प एक्ट 1969

की अनुसूची 1 या 1 के 35 के अर्थों

प्रमाणित किया गया है। प्रमाणित किया

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03.02.21

03.02.2021

03.02.2021

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट

Lease for 35000 Annual Rent 1,26,956/-

~~Deed of Sale~~

38
2
31/11/21
3
2
11/2

PRE 28520 PDE
GAIL 2104179206 H D
03.02.21

महल अधिकारी चण्डी से प्राप्त
अनुसार दस्तावेज में वर्णित मौजा बगल
नम्बर 02 के नया खाता नं० 02
निबिद्ध खाते से बाहर है/सूची बंद है
03.02.21

Tree Park

मे 25680.
LE 20000-

25680-

03.02.21

Shobha Sinha



Shobha Sinha

03.02.2021

THIS AGREEMENT TO LEASE made on this the 38 day of February Two thousand Twenty One, by **1. DR. (SMT) SHOBHA SINHA**, Wife of Late Dr. Jitendra Kumar Sinha, **2. SMT. SNEHLATA**, Wife of Dr. Anupam Sinha, both by Faith Hindu, by caste Kayastha, by occupation Business and housewife, resident of MIG A-8, Housing Colony, Sardar Patel Nagar, P.O., P.S. and Dist. Dhanbad-826001, 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 their heirs, successors, administrators, executors and assigns) of the first Part.



Shobha Sinha

Snehlata

Anupam
03.02.2021

= 2 =
AND

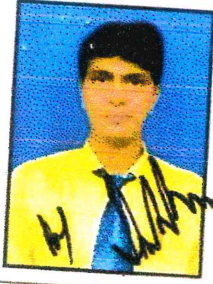
DR. J. K. SINHA MEMORIAL INTERNATIONAL SCHOOL OF LEARNING, beside Birsa Munda Park, Nawadih, P.O. B. Polytechnic, Dist. Dhanbad, Jharkhand, represent through its Authorised Signatory **SRI DR. ANUPAM SINHA**, Son of Late Dr. Jitendra Kumar Sinha, resident of MIG A-8, Housing Colony, Sardar Patel Nagar, P.O., P.S. and Dist. Dhanbad-826001, 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 their heirs, successors, administrators, executors and assigns) of the Second Part.

WHEREAS, Smt. Shobha Sinha purchased 34 decimals of land in Mouza Nawadih, Mouza No. 2, under Khata No. 14, Plot Nos. 920, 921 and 922 vide Deed No. 3456 dated 31.03.2008, Book No. 1, Volume No. 78, Page 27 to 34 for the year 2008, registered at Dhanbad Sub-Registry Office for value mentioned therein; And

WHEREAS, after purchased Smt. Shobha Sinha peaceful possession over the said land and mutated her name in the Sheresta of land lord, the State of Jharkhand vide Mutation Case No. 2273(1)/2008-09 and paying rent regularly under Volume No. 1, Page No. 488 at Registered II of Dhanbad Circle Office; And

WHEREAS, Smt. Snehlata purchased 35.20 decimals of land in Mouza Nawadih, Mouza No. 2, under Khata No. 14, Plot Nos. 920, 921 and 922 vide Deed No. 11461 dated 01.09.2008, Book No. 1, Volume No. 253, Page 107 to 126 for the year 2008, registered at Dhanbad Sub-Registry Office for value mentioned therein; And

WHEREAS, after purchased Smt. Snehlata peaceful possession over the said land and mutated her name in the Sheresta of land lord, the State of Jharkhand and paying rent



Gobta Singh

Gobta Singh

03.02.2021



regularly under Volume No. 1, Page No. 486 in Registered II of Dhanbad Circle Office;
And

WHEREAS, the lessor are the absolute owner of the schedule premises and has been in peaceful possession over the same;

AND WHEREAS, the lessee hereto approached the Lessor for grant of lease of the below mentioned schedule premises hereto, for a period of 35 years, on monthly rental basis.

AND WHEREAS, in course and as a result of negotiation the parties hereto the lessor agreed to grant lease of the said property, more fully described in the schedule 'B' hereto, on a monthly rent of Rs.25,000/- only (Rupees Twenty Five Thousand), with 10% increase every 3 years to the lessee on the terms and conditions mutually agreed between them and hereafter appearing.

NOW THIS AGREEMENT OF LEASE WITNESSETH :-

That in consideration of a monthly 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 land more fully described in the schedule hereto for a period of 35 years commencing from 01.02.2021 and expiring on 31.01.2056, yielding and paying thereof rent @ Rs.25,000/- only (Rupees Twenty Five Thousand) only per month, the receipt whereof the lessor doth hereby acknowledges and admits, and beside the monthly rent fixed by the parties.

That the monthly rent hereby reserved shall be payable to the lessor within 7th day of English calendar month.

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That the lessee shall pay electricity charge of the leased premises, as per bill charged by the electricity department, and also shall pay maintenance charges of the apartment to the owners association of the building, and keep the lessor fully indemnify harmless.

That during the leased period the lessor can not disturb or interrupt the lessee from peaceful residence.

That if during the continuance of the lease, if the lessee wants to terminate the lease, then the lessee has to give two months notice in advance to the lessor and the same is applicable for the lessor.

That if the lessee fails to pay monthly rent to the lessor for consecutive two months, then the lessee will be defaulter of the leased terms, and in that case, this lease will automatically cancelled and the lessee has to vacate the schedule premises, and balance rent shall be deducted from security deposit.

That the time period of this lease, at the option of the lessor may be extended for another period, on such terms and conditions as then be agreed between the parties hereto on the expiry of the current period of 35 years.

That during the leased period, the lessee is liable for maintenance charges of the premises and the lessor is liable for taxes such as Municipal taxes, service tax and other taxes applicable in the schedule property and the lessor is not liable for any happenings in the schedule property.

That during the leased period the lessee shall do any unlawful activity in the leased premises, and the lessee is sole responsible for any happening and the lessor is not responsible for the same.

That the lessor cannot sublet or underlet the schedule premises to anyone.

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That the Lessee shall not do or permit anything to be done in the said premises which is likely to be a nuisance or annoyance to the other neighbors or which can cause any damage to the said premises or any part thereof. The LESSEE shall not store any hazardous or inflammable articles in the said premises, and shall not consume alcoholic drink/drug inside the premises, and shall not do late night party etc. in the premises.

The LESSOR shall not be responsible or liable for any theft, loss, damage or destruction of any property of the LESSEE or of any other persons lying in the said premises or for any damage to the LESSEE or their members, agents, employees, servants, visitors, invitees and other persons entering the premises for the time being from any cause whatsoever.

That the lessee shall abide by all the terms and conditions of the society of the building, and shall not do anything which violets the terms of the society, and in that case the lessor shall terminate the lease.

That the parties hereto shall always be at liberty to alter, modify or change any of the terms hereof on mutual consent in writing, and the cost of lease deed has to be bear by the lessor and lessee in equal share.

IN WITNESS WHEREOF both the parties agreed by the terms and conditions.

That 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 Nawadih, P.S. Dhanbad, Chowki, Sadar registry office Dhanbad, Dist. Dhanbad.



१०/११/२०२०





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

February 3, 2021

भाग वर्तमान	1	पृष्ठ संख्या	486
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद
गौजा का नाम	नवाडीह	होलिंग संख्या	486
अवल का नाम	धनबाद	हलका का नाम	धनबाद
तोली संख्या	1	हलका नम्बर	2
इस्टेट का नाम	JHARKHAND	खाता का प्रकार	सिकमी
सेहतता, पति-डॉ अनुपम सिन्हा, जाति- ----			
खाता नम्बर	737	रकबा	परिवर्तन के लिए प्राधिकार
736	0 ऐ 35.2 डि 0 हे	लगान	सेस
कुल परिमाण	0 ऐ 0 डि 0 हे	22	28
0 ऐ 35.2 डि 0 हे			
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक
11-17-2020	0820771115	2019-2020	2020-2021
लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल
22	22	5.5	5.5
शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल
11	11	11	11
कृषि सेस बकाया	कृषि सेस चालू साल	4.4	4.4

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases, Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की असुविधियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर वितरक करें

संप्रदाय देवे

BACK

पंजी II का प्रमाणित किया

प्रतिबन्धित सूची में निम्नलिखित सम्बन्धित खाता/प्लॉट दर्ज नहीं



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

February 3, 2021

भाग वर्तमान	1	पृष्ठ संख्या	488
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद
मौजा का नाम	नवाडीह	होखिंग संख्या	488
अचल का नाम	धनबाद	तौजी संख्या	1
हलका का नाम	धनबाद	हलका-01	2
इस्टेट का नाम	धाना नम्बर	खाता का प्रकार	JHARKHAND सिकमी
श्रीमा सिन्हा, पति-जितेन्द्र कुमार सिन्हा, जाति-			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
737	737	0 ऐ 34 डि 0 हे	दा० खा० मु० सं० 2273 (1) 2008-09
736	736	0 ऐ 0 डि 0 हे	लगान
735	735	0 ऐ 0 डि 0 हे	सेस
कुल परिमाण		0 ऐ 34 डि 0 हे	21
			31
तारीख	प्राप्ति पत्र संख्या	साल से तक	लागत बकाया
			लागत चालू साल
			रोड सेस बकाया
			रोड सेस चालू साल
			शिक्षा सेस बकाया
			शिक्षा सेस चालू साल
			स्वास्थ्य सेस बकाया
			स्वास्थ्य सेस चालू साल
			कृषि सेस बकाया
			कृषि सेस चालू साल

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की असुविधों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नम्बर दिलाकर करें

अपग्रेड

BACK

पंजी II का मिलान

Kh. 7
Pm. 737
प्रतिबन्धित
सम्बन्धित खाता/प्लॉट दर्ज



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

झारखंड सरकार

रैयत का नाम, अभिभावक का नाम, रिश्ता

अनुपम सिन्हा, पिता-जीतेन्द्र सिन्हा एक अंश, जाति-., निवासी- व अनुराग सिन्हा वो जीतेन्द्र कुमार सिन्हा, विनोद कुमार बजाज, पिता-रामकर वजाज एक अंश, जाति-बजाज, निवासी-झरिया व विधा देवी अग्रवाल, पति-सागरमल अग्रवाल एक अंश, जाति-., निवासी- व मीरा देवी, पति-श्यामसुन्दर अग्रवाल एक अंश, जाति-., निवासी- व शारदा देवी, पति-कृष्ण कुमार अग्रवाल एक अंश, जाति-., निवासी- व सुमिता देवी, पति-अशोक कुमार अग्रवाल एक अंश, जाति-., निवासी- व कल्पना देवी, पति-अनुप कुमार अग्रवाल एक अंश, जाति-ब्रह्मण, निवासी-झरिया व हेमंत गर्ग वो संजय गर्ग, पिता-आ. सी. गर्ग एक अंश समान, जाति-बनीया, निवासी-झरिया व अर्जुनलाल गोयल, पिता-शिवदत्त राग गोयल एक अंश, जाति-., निवासी- व सज्जन गोयल, पिता-विनोदी लाल गोयल एक अंश, जाति-., निवासी- व सुरेश कुमार गोयल, पिता-मुरारीलाल गोयल एक अंश, जाति-बनीया, निवासी-झरिया व निलम देवी अग्रवाल, पिता-राजकुमार अग्रवाल एक अंश, जाति-., निवासी- व शीला देवी, पति-नथु प्रसाद अग्रवाल एक अंश, जाति-बनीया, निवासी-झरिया व साजन कुमार अग्रवाल, पिता-वंशीचन्द्र अग्रवाल एक अंश, जाति-.

जिला का नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-01	मौजा का नाम	नवाडीह	खाता का प्रकार	सिकमी
खेवट नम्बर		खाता नम्बर 7		थाना का नाम		थाना नम्बर 2			

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान	खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)		(8)	(9)	रौ (10) आ (11) पै (12)	(13)
7	763	1. पुरानी परती 2. दुनी	कनालि 0	2.000 एकड़	18.000 डिसमील	5.80 पांच रुपया अस्सी पैसा अलावे सेस	5 0 80	कायमी
	736	1. पुरानी परती 2. सहदेव	कनालि 0	1.000 एकड़	87.000 डिसमील	5.80 पांच रुपया अस्सी पैसा अलावे सेस		कायमी
	736/1642	1. मोटी आल 2. सहदेव	बाईद 0	1.000 एकड़	62.000 डिसमील	5.80 पांच रुपया अस्सी पैसा अलावे सेस		कायमी
	763	1. मोटा आर 2. पुरानी परती	बाईद 0	1.000 एकड़	38.000 डिसमील	5.80 पांच रुपया अस्सी पैसा अलावे सेस		कायमी
	766	1. भारत 2. महादेव	बाईद 0	0.000 एकड़	58.000 डिसमील	5.80 पांच रुपया अस्सी पैसा अलावे सेस		कायमी
	764	1. भारत 2. सहानी	बाईद 0	1.000 एकड़	70.000 डिसमील	5.80 पांच रुपया अस्सी पैसा अलावे सेस		कायमी



भारत सरकार
Government of India



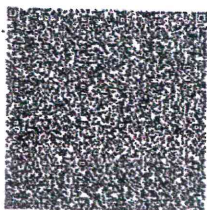
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1119/20097/00027

To
शोभा सिन्हा
Shobha Sinha
W/O Jitendra Kumar Sinha
31, housing colony
near chhotanagpur academy
Dhanbad
Dhanbad
Dhanbad Jharkhand - 826001
9431120019

Download Date: 20/12/2019
Issue Date: 08/12/2012

Validity: unknown



आपका आधार क्रमांक / Your Aadhaar No. :

8574 9189 2253

VID: 9135 1780 9862 3121

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



शोभा सिन्हा
Shobha Sinha
जन्म तिथि/DOB: 05/01/1953
महिला/ FEMALE

Issue Date: 08/12/2012

8574 9189 2253

VID: 9135 1780 9862 3121

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- स्मार्ट QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

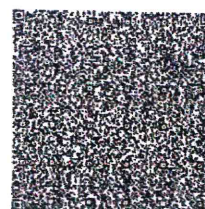


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
W/O Jitendra Kumar Sinha, 81, housing colony,
छोटानागपुर अकादमी के पास, धनबाद, धनबाद,
झारखण्ड - 826001

Address:
W/O Jitendra Kumar Sinha, 81, housing colony,
near chhotanagpur academy,
Dhanbad, Dhanbad,
Jharkhand - 826001



8574 9189 2253

VID: 9135 1780 9862 3121

1947 | help@uidai.gov.in | www.uidai.gov.in

Shobha Sinha

sin

Snehlata



भारत सरकार

Government of India



स्नेहलता

Snehlata

जन्म तिथि / DOB : 28/12/1978

महिला / Female



2715 5982 6891

आधार - आम आदमी का अधिकार

4/7² - Ben Handan Pressed





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1119/20195/44711

Anupam Sinha (अनुपम सिन्हा)

सूचना

S/O: Jitendra Kumar Sinha, MIG A/8 Housing Colony,
Dhanbad, Dhanbad,
Jharkhand - 826001

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/ Your Aadhaar No.:

4913 4849 4749



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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आधार-आम आदमी का अधिकार



1947



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Validity unknown

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IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.01.22 20:22:52 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।
- Aadhaar is valid throughout the country.
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भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



अनुपम सिन्हा
Anupam Sinha
जन्म तिथि/ DOB: 23/05/1974
पुरुष / MALE



पता:

S/O: जितेन्द्र कुमार सिन्हा,
एमआईजी ए/8 हाउसिंग
कॉलोनी, धनबाद, धनबाद,
झारखण्ड - 826001

Address:

S/O: Jitendra Kumar Sinha, MIG A/8
Housing Colony, Dhanbad, Dhanbad,
Jharkhand - 826001

4913 4849 4749

4913 4849 4749

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

Anupam Sinha

**Document Registration Summary 1**

Date :-04-Feb-2021

- Government/Market Value: ₹0/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹34250/-

On Date 04-02-2021 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

Receipt : 433663

Receipt Date : 04-02-2021

Presenter Name: -

E ₹2000
SP ₹840
A1 ₹25680
Stamp Duty ₹34250

Total ₹62770

Shobha Sinha

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	34240	34250	-10	GRAS	DrJKSinhaMemorialInternationalSchoolOfLearningRepresentThroughItsAuthorisedSignatoryDrAnupamSinha	• GRN Number : 2104179058 • DEPT Transaction Id : 1035a018d14b0d3a4b7f • Transaction Type :	34250
E	2000	2000	0	GRAS	DrJKSinhaMemorialInternationalSchoolOfLearningRepresentThroughItsAuthorisedSignatoryDrAnupamSinha	• GRN Number : 2104179206 • DEPT Transaction Id : 52ef3c82b6e9eaecc66d0 • Transaction Type :	2000
SP	840	840	0	GRAS	DrJKSinhaMemorialInternationalSchoolOfLearningRepresentThroughItsAuthorisedSignatoryDrAnupamSinha	• GRN Number : 2104179206 • DEPT Transaction Id : 52ef3c82b6e9eaecc66d0 • Transaction Type :	840
A1	25680	25680	0	GRAS	DrJKSinhaMemorialInternationalSchoolOfLearningRepresentThroughItsAuthorisedSignatoryDrAnupamSinha	• GRN Number : 2104179206 • DEPT Transaction Id : 52ef3c82b6e9eaecc66d0 • Transaction Type :	25680
Sub Total	62760	62770	-10				

Article : Lease Number of Pages : 56

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 1119/20391/04490

To
प्रशांत कुमार सिंह
Prashant Kumar Singh
S/O: Arvinda Kumar Singh
gali no -04
near bus stand bartand dhanbad jai prakash nagar
Dhanbad
Dhanbad
Nirsa-cum-chirkunda Dhanbad
Jharkhand 826001
9835521009

24/09/2013
60335810



MN603358102FT



आपका आधार क्रमांक / Your Aadhaar No. :

9201 5255 9680

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



प्रशांत कुमार सिंह
Prashant Kumar Singh
जन्म तिथि / DOB : 01/03/1977
पुरुष / Male



9201 5255 9680

आधार - आम आदमी का अधिकार

Prashant Kr. Singh

9835521009

**OFFICE OF THE SUB REGISTRAR**

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed EndorsementToken No :- **20210000013860**

Deed Type	Lease
Number of Pages	56
Fee Details	Stamp Duty :- Rs. 34240, E :- Rs. 2000, SP :- Rs. 840, A1 :- Rs. 25680,
Property No.	1
Valuation Details	Value :- Rs.0/- , Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Nawadih Location :- Other Road, Nawadih Word No 0 Property Boundaries :- East: Part of Plot Nos. 920, 921 and 922., West: Part of Plot Nos. 920 and 921., South: 30 feet wide Private Road thereafter Plot No. 918., North: 30 feet wide Private Road thereafter Plot No. 918. Volume Number - 1 Page Number - 486 488 Khata Number - 7 Plot Number - 737 Area Of Land :- 69.20 Decimal

Sh./Smt.**SHOBHA SINHA** s/o/d/o/w/o **Wife Of Late Dr Jitendra Kumar Sinha** has presented the document for registration in this office today dated :- **04-Feb-2021** Day :- **Thursday** Time :- **12:47:03 PM**



SHOBHA SINHA(Individual)

Party Name	Document Type	Document Number
SHOBHA SINHA	PAN/UID	857491892253

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SNEHLATA Address1 - MIG A-8, Housing Colony, Sardar Patel Nagar, P.O., P.s. and Dist.- Dhanbad., Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Snehlata Address:- MIG-A/8, , Housing Colony Dhanbad, , Dhanbad, , Dhanbad, , Dhanbad, 826001, , Jharkhand, India		LESSOR Age:42			<i>Snehlata Sinha</i>
2	SHOBHA SINHA Address1 - MIG A-8, Housing Colony, Sardar Patel Nagar, P.O., P.s. and Dist.- Dhanbad., Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Shobha Sinha Address:- , near chhotanagpur academy, 81,housing colony, , Dhanbad, , Dhanbad, 826001, , Jharkhand, India		LESSOR Age:68			<i>Shobha Sinha</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	DR J K SINHA MEMORIAL INTERNATIONAL SCHOOL OF LEARNING Represent Through Its Authorised Signatory DR ANUPAM SINHA Address1 - MIG A-8, Housing Colony, Sardar Patel Nagar, P.O., P.s. and Dist.- Dhanbad., Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Anupam Sinha Address:- , , , MIG A/8 Housing Colony, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		LESSEE Age:46			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	JAY PRAKASH GHOSH S/o-D/o Late K P Ghosh Address1 - Jai Prakash Nagar , Gali No. 6 , Hirapur , Dhanbad., Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PRASHANT KUMAR SINGH Address1 - Jai Prakash Nagar , Gali No. 2 , Hirapur , Dhanbad., Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SNEHLATA , SHOBHA SINHA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**JAY PRAKASH GHOSH**) Son/Daughter/Wife of (**Late K P Ghosh**) resident of (**Jai Prakash Nagar , Gali No. 6 , Hirapur , Dhanbad.**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 04-Feb-2021

Seal and Signature of Registering Officer



LESSEE	- Mr. DR J K SINHA MEMORIAL INTERNATIONAL SCHOOL OF LEARNING Represent Through Its Authorised Signatory DR ANUPAM SINHA , Address - MIG A-8, Housing Colony, Sardar Patel Nagar, P.o., P.s. and Dist.- Dhanbad.- , Father/Husband Name Late Dr Jitendra Kumar Sinha , PAN No.- , Permission Case No.- , Aadhaar No. *****4749
LESSOR	- Dr. SHOBHA SINHA , Address - MIG A-8, Housing Colony, Sardar Patel Nagar, P.o., P.s. and Dist.- Dhanbad.- , Father/Husband Name Wife Of Late Dr Jitendra Kumar Sinha , PAN No.- , Permission Case No.- , Aadhaar No. *****2253
	- Mrs. SNEHLATA , Address - MIG A-8, Housing Colony, Sardar Patel Nagar, P.o., P.s. and Dist.- Dhanbad.- , Father/Husband Name Wife Of Dr Anupam Sinha , PAN No.- , Permission Case No.- , Aadhaar No. *****6891

Witness Information	Mr. PRASHANT KUMAR SINGH , Address - Jai Prakash Nagar , Gali No. 2 , Hirapur , Dhanbad.-, Father/Husband Name -Arbind Kumar Singh
---------------------	--

Identifier Details	Mr. JAY PRAKASH GHOSH , Address - Jai Prakash Nagar , Gali No. 6 , Hirapur , Dhanbad.-, Father/Husband Name -Late K P Ghosh
--------------------	---

Property Id:468196		
Fee Rule:Government Original Lease Deed		
1	Stamp Duty	34,240

1	SP	840
Total		840

Property Id:468196		
Fee Rule:Government Original Lease Deed		
1	E	2,000
2	A1	25,680
Total		27,680

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.



Pre Registration Docket

Date :- 03-02-2021 10:43 pm

Office Name :- SRO - Dhanbad

Token No:- 20210000013860

Appoinment :- 04-Feb-2021 Time:- 11:3

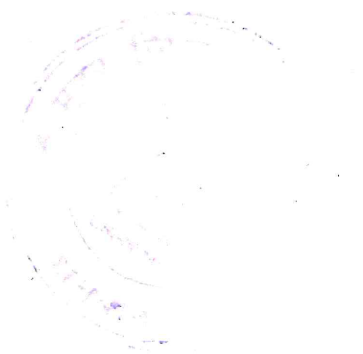
Article	Lease
Pre Registration Date	02-Feb-2021
No. Of Pages	28
Stamp Duty	34240
Paid Stamp Duty	0
Total Fees	₹ 28,520.

Property Id: 468196

Valuation No. : 623396 / 2021	:- 2020-2021	User Id : 3743	Date : 03-February-2021 22:15:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Nawadih	Village/City : Nawadih	
Nawadih Word No 0 - Other Road			
Volume Number - 1			
Page Number - 486 488			
Khata Number - 7			
Plot Number - 737			
Valuation Rule : Skip Valuation			
Property Details			
1	Land area	69.20 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 Plot Nos. 920, 921 and 922., West: Part of Plot Nos. 920 and 921., South: 30 feet wide Private Road thereafter Plot No. 918., North: 30 feet wide Private Road thereafter Plot No. 918.
Area	Land area : 69.20 Decimal, Skip Valuation Remark :
Other Description of the Property	Pin Code - 826001
Government/Market Value	0
Transaction Amount	-

7	सेहलता, पति-डॉ अनुपम सिन्हा, जाति-	736	0 ऐ 0 डि 0 हे 22	-	1 / 486
		737	0 ऐ 35.2 डि 0 हे		
7	श्रीमति पुजा सिन्हा, पति-श्री अनुराग कुं सिन्हा, जाति-	736	0 ऐ 0 डि 0 हे 21	दा० खा० मु० सं 2276 (1) 2008-09	1 / 487
		737	0 ऐ 33.8 डि 0 हे		
7	शोभा सिन्हा, पति-जितेन्द्र कुमार सिन्हा, जाति-	736	0 ऐ 0 डि 0 हे 21	दा० खा० मु० सं 2273 (1) 2008-09	1 / 488
		737	0 ऐ 34 डि 0 हे		
7	श्रीमति रुबी गुप्ता, पति-श्री सगीन गुप्ता, जाति-	736	0 ऐ 0 डि 0 हे 20	दा० खा० मु० सं 2274 (1) 2008-09	1 / 489
		737	0 ऐ 0 डि 0 हे		
7	श्रीमती रीतु सेठ, पति-श्री विकास सेठ, जाति-	736	0 ऐ 0 डि 0.1 हे 20	दा० खा० मु० सं 2266 (1) 2008-09	1 / 490
7	श्री शिवांग गर्ग, पिता-श्री संजय गर्ग, जाति-	736,735	0 ऐ 25 डि 0 हे 16	दा० खा० मु० सं 470(1) 2014-15	1 / 1314
7	श्रीमति स्मिता गर्ग, पति-श्री हेमंत गर्ग, जाति-	736,735	0 ऐ 25 डि 0 हे 16	दा० खा० मु० सं 471(1) 2014-15	1 / 1315
7	श्रीमति रिचा गर्ग, पति-श्री संजय गर्ग, जाति-	736,735	0 ऐ 25 डि 0 हे 16	दा० खा० मु० सं 472(1) 2014-15	1 / 1316
7	श्री संजय गर्ग, पिता-श्री रमेश चन्द्र गर्ग, जाति-	736,735	0 ऐ 11 डि 0 हे 6	दा० खा० मु० सं 473(1) 2014-15	1 / 1317
7	श्री हेमंत गर्ग, पिता-श्री रमेश चन्द्र गर्ग, जाति-	736,735	0 ऐ 11 डि 0 हे 6	दा० खा० मु० सं 474(1) 2014-15	1 / 1318



भारत सरकार
Government of India

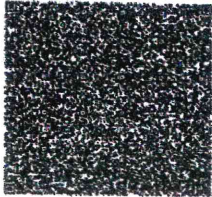


जय प्रकाश घोष
Jay Prakash Ghosh
जन्म तिथि/DOB: 11/09/1978
पुरुष/ MALE

5002 4130 1506
VID: 9112 1662 9912 6065

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



पता:
S/O स्व० के.पी. घोष, एम.आई.पी. प्लॉट न०-७०,
नियर रुद्र कलि मंदिर, हाउसिंग कॉलोनी बरतंड, धनबाद,
झारखण्ड - 826001

Address:
S/O Late K.P. Ghosh, M.I.G-PLOT NO.-70,
NEAR RUDRA KALI MANDIR, HOUSING
COLONY BARTAND, Dhanbad, Dhanbad,
Jharkhand - 826001

5002 4130 1506
VID: 9112 1662 9912 6065

Jay Prakash Ghosh

8757647878

50/3

2nd April - 98000, amara

710-
250-
460

4927

1000Rs.



महाराष्ट्र सरकार के न्याय और लोक सेवा विभाग
मुद्रांकन कार्यालय, मुंबई
दिनांक: 11.5.85
महाराष्ट्र सरकार के न्याय और लोक सेवा विभाग
मुद्रांकन कार्यालय, मुंबई
दिनांक: 11.5.85
महाराष्ट्र सरकार के न्याय और लोक सेवा विभाग
मुद्रांकन कार्यालय, मुंबई
दिनांक: 11.5.85

Under I.S. Act.....
Under B.M. Act.....
Under C.M.A. Dev. Authority.....

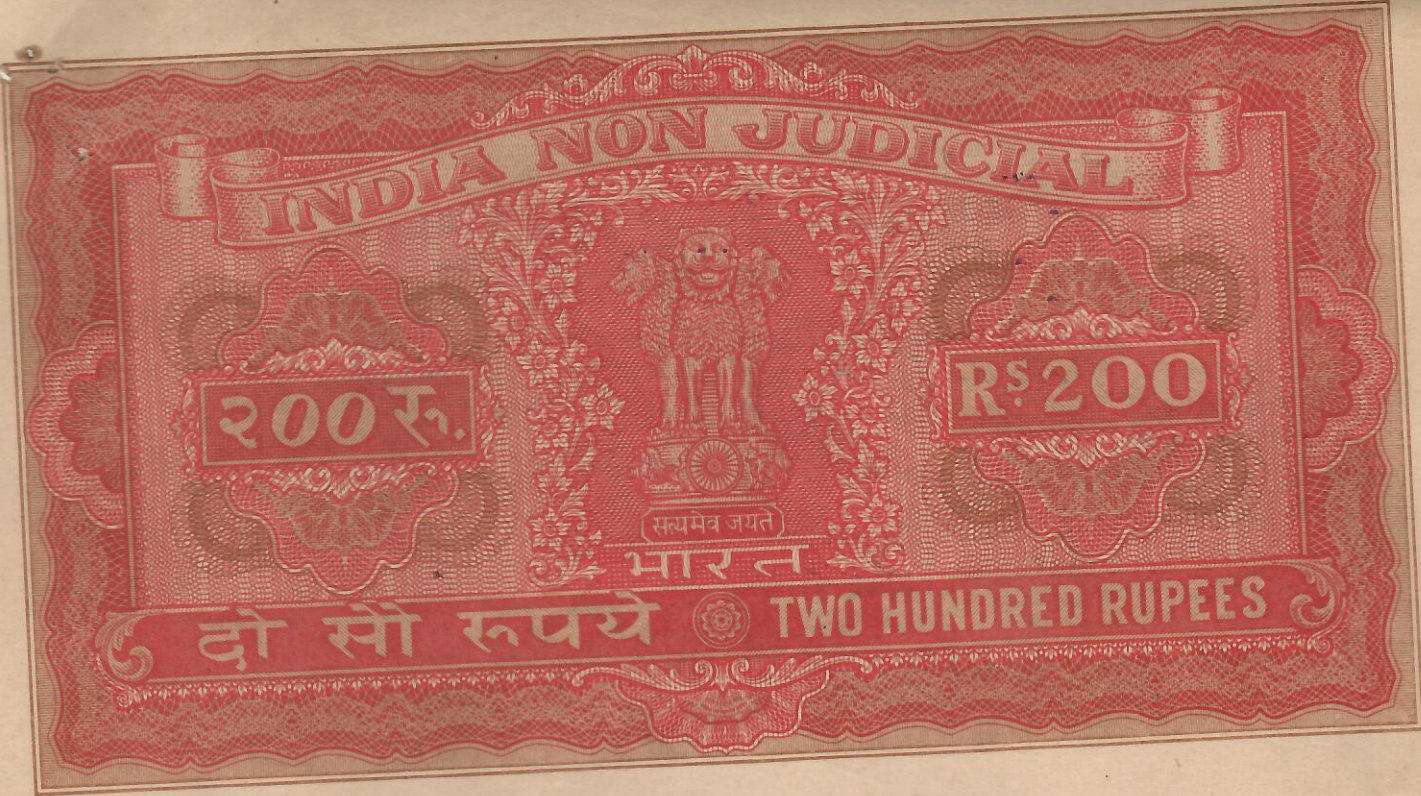
Amiya Kumar Banerjee
11.5.85

23/04
Apr- 320.25
Mar- 22.50
312.75
Calcutta 2.50
By 3.00
24.16.19
7/12

THIS DEED OF ABSOLUTE SALE is made this the 30th day of April, One Thousand Nine Hundred and Eightyfive By and Between SRI AMIYA KUMAR BANERJEE, son of Sri Dukari Banerjee, by faith Hindu, by profession Advocate, resident of H.E. School Road, Dhanbad, Pergana Jharia, Police Station Dhanbad, chowki, sadar registry office Dhanbad District Dhanbad, hereinafter called and referred to as the V E N D O R (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assignees) of the ONE PART:

12/080

~~264.185~~



Adm. to Bungalow
11.5.85

-: 2 :-

A N D

SRI ANURAG SINHA, SON OF SRI JITENDRA KUMAR SINHA, by faith Hindu, by occupation Business, resident of Kedar Kothi, Jharia, Pergana and P.S. Jharia, chowki, sadar registry office Dhanbad, District Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executor successors, administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the survey settlement Plot Nos. 920, 921, 922, 939 and 940 measuring an area 14.53 acres

Plot No. 918 measuring

2087/88
Dharm Singh
Dharmar

1460/- (1000/200/260)

285
26/85

22/2/85

Lalit Singh
13/5/85 -



11.5.85



Amiya Kumar Banerjee
11.5.85

-: 3 :-

an area 3.33 acres appertaining to khata no.12 of Mouza Nawadih, Mouza No.2, Police Station Dhanbad, chowki, sadar registry office, Dhanbad, District Dhanbad, is the purchased land of Sri Ajit Kumar Banerjee and Sri Amiya Kumar Banerjee by virtue of Registered Deed of Sale Being No. 1310 of 27.2.1942, registered at Dhanbad registry office and entered in Book No.1, Volume No. 8, Pages 529 to 533 for the year 1942 from one Loknath Chandra of Nirsa for a valuable consideration.

And whereas aforesaid Ajit Kumar Banerjee and Amiya Kumar Banerjee was minors and was governed by Joint Hindu undivided family.

father of aforesaid
And whereas Sri Dukari Banerjee/~~and~~ Amiya

208/00 28
Dareng
Dhombae
1460/- (1000 + 200 + 2 + 60)
28/01/85



11.5.85



-: 4 :-

Amiya Kumar Banerjee
11.5.85

And whereas to overcome the future disputes and differences between the joint Hindu undivided family instituted a Partition Title Suit being No.86 of 1968 in the court of the Sub-Judge, 1st. Dhanbad for declaration of Title of the said purchased properties.

And whereas Late S.C. ^{Banerjee} Mukherjee, Advocate, who was appointed a Sole Arbitrator, compromised the suit among the share holders and share was allotted accordingly between the four persons namely Sri Dukari Banerjee, Dr. Ajit Kumar Banerjee, Amiya Kumar Banerjee, Advocate and Sri Anil Kumar Banerjee, Advocate, Dhanbad the co-sharer of Joint Hindu undivided family for the benefits of future peace and avoid disturbances.

Now all the parties are in peaceful and undisturbed possession over their owned (allotted) properties

2089/00 88

Dourag Singh
Drahaad

For Non-Judicial Stamp/Seal

1460/- (1000 + 200 x 2 + 60)
20/07/85



11.5.85

-: 5 :-

Chunilal Borgee.
11.5.85

* And whereas the vendor thus became the true and lawful owner of the property by depositing the rent and taxes to the proper authorities, intended desirousness to sell a portion of the scheduled property unto a willing purchaser.

And whereas the purchaser being agreed to purchase the scheduled land which is described in the schedule below and delineated in the plan annexed herewith and marked in colour Red for a valuable consideration a sum of Rs.15,000/- (Rupees fifteen thousand) only.

And whereas the vendor has accepted the offer of the purchaser and agreed to sell the land morefully described in the schedule below.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH
AS FOLLOWS:-

1. That in consideration of the sum of Rs.15,000/- (Rupees fifteen thousand) only, paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) the vendor hereby conveys and transfer by way of absolute sale unto the purchaser



11.5.85

Shri W. B. B. B.
11.5.85

--: 6 :-

absolutely and for ever all that piece and parcel of Raiyati Holding lands described in the schedule below hereto under TO HAVE AND TO HOLD the same to and unto the purchaser absolutely and for ever and enjoy the same with liberty to deal the same in any manner the purchaser likes without any hindrance or interruptions from the vendor or any person or persons claiming right under him together with all right, benefits, easements privileges, liberties which the vendor hereto before enjoyed in respect of the demised land belonging to or in any way appurtenant thereto or usually held therewith or reputed to belong or be appurten so to be and with such further covenants and indemnities which is hereby agreed to and assured to the purchaser by the vendor.

2. That the vendor hereby covenant that he is the absolute owner of the land hereby conveyed and is entitled to convey the same unto the purchaser and there is no other claimant or heir to the land and in case it transpire in future any such defect in title the vendor shall be liable to compensate the purchaser.

cont...7



11.5.85

Ching K. B. B. B.
11-5-85

-: 7 :-

- 3 That the land is free from all encumbrances and charges and all rates and taxes due in respect of the same has been paid upto date of the sale deed and in the event of any encumbrances or public charges of the aforesaid found to be due in respect of the land the same shall be payable by the vendor.
4. That the purchaser shall pay the proportionate annual rent and cess 50 paise to the Landlord the State of Bihar and the purchaser will be liable for the same from this date and also for the imposed tax or taxes if any.
5. That the purchaser shall get his name mutated in the sherista of the Landlord the State of Bihar and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.
6. That the purchaser has left a portion of his purchased land as shown in the plan for the purpose of private road ~~for~~ which will be used as common road of the purchaser for ingress and egress.



11.5.85

-: 8 :-

Ching Ki Bungee.
11.5.85

IN WITNESSESS WHEREOF THE vendor has set
and subscribed his hands on this the day, month and
year first above written.

SCHEDULE

All that piece and parcel of lands are Raiyati Holding
lands situated in Mouza: NAWADIH, Pergana Jharia, P.S.
Dhanbad, chowki, sadar registry office Dhanbad, District
Dhanbad.

Mouza No.2, Khata No.14, Plot No.920 out of which area
37680 sqft or 0.860 acres of land is hereby sold by this
sale deed. As per plan attached herewith and shown in color
Red and marked as Block No.2.

Butted and bounded by:-

North: Portion of Plot No.920
South: Portion of Plot No.920 and 921.
East: 30 feet wide private Road.
West: Plot No.870,867,864 and others.

Witnessess:

1. Madansingh

2. Ching Ki Bungee

3. Anil Kumar

Khata
Typed by:



11.5.85



12/7/85

₹ 9.00

12/7/85

17/6/85

46.
316 - 322
4927
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12/6/85

PLAN SHOWING THE RED MARKED PART OF PLOT NO. 92
PLATA NO. 14 MOUZA NAWADIH THANA ^{AND} DIST. DHANBAD
SOLD BY: SRI AMIYA KUMAR BANERJEE S/O SRI D. BAN
AT HIRAPUR H.E. SCHOOL ROAD DHANBAD DIST. D
SOLD TO: SRI ANURAG SINHA S/O SRI J.K. SINHA DHANBA
TOTAL AREA: 37680 SQ FT = 0.860 ACRES ONLY.

REFERENCE:—

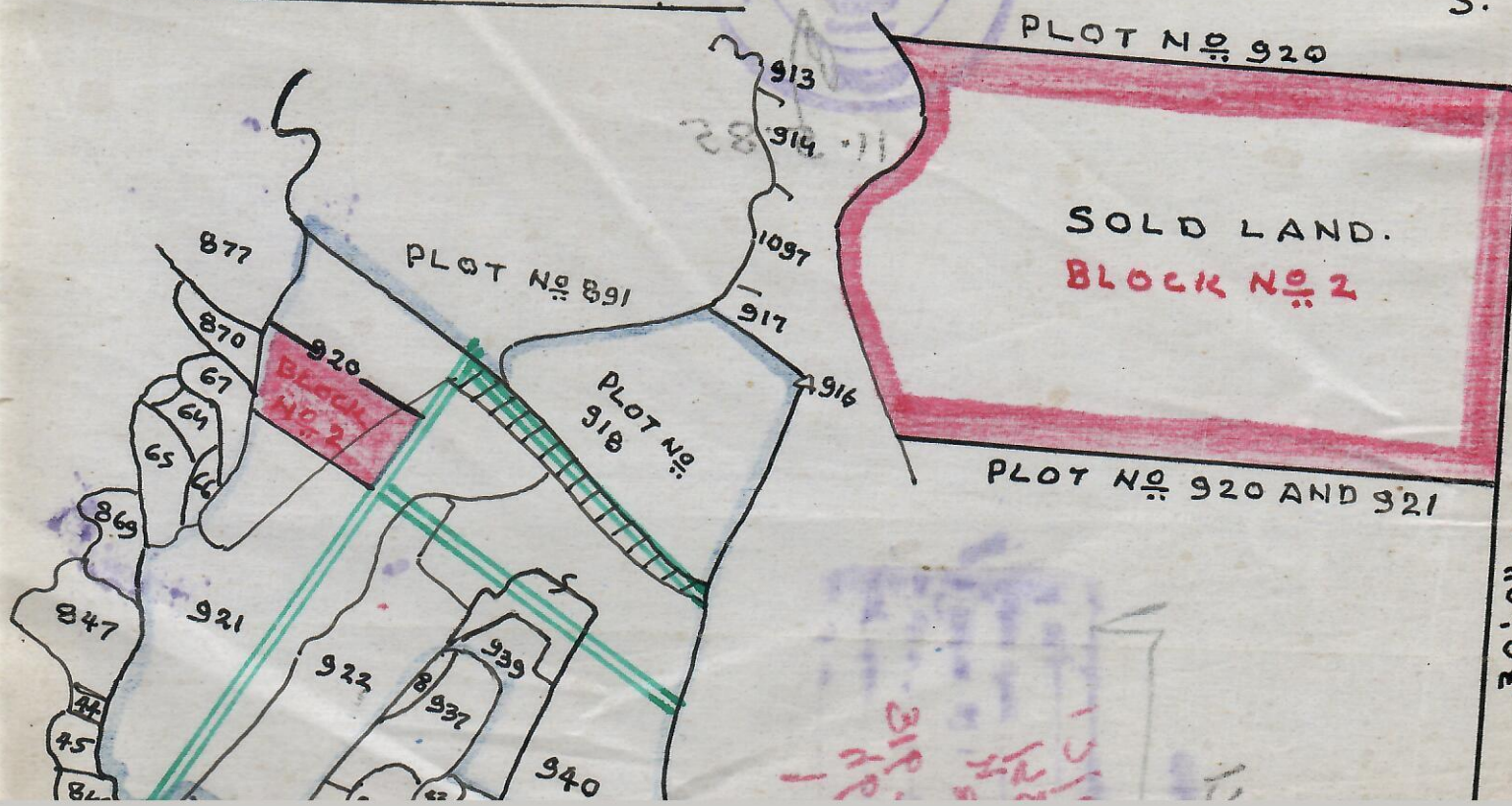
1. SOLD LAND IN RED.....COLOUR.
2. PRIVATE ROAD IN GREEN....COLOUR.
3. BOUNDRY LINE IN BLUE....COLOUR.

KEY PLAN

SCALE 1" = 330 FT

LINE PLAN

SCALE 1" = 75 FT



TOTAL AREA:—37680 sq Ft. = 0.860 ACRES ONLY.

TOTAL AREA: 27600 SQ FT = 0.630 ACRES ONLY.
 SOLD TO: SRI ANURAG SINHA S/O SRI D.R. SINHA DHANBAD.
 AT HIRAPUR H.T. SCHOOL ROAD DHANBAD DIST DHANBAD.
 SRI ANURAG SINHA S/O SRI D. BANERJEE

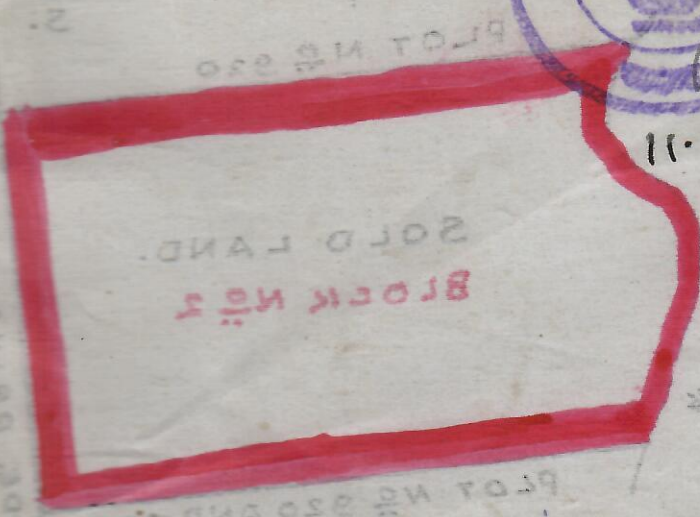
REFERENCE: ...
 LAND IN RED ... COLOUR.
 PRIVATE ROAD IN GREEN ... COLOUR.
 BOUNDARY LINE IN BLUE ... COLOUR.

LINE PLAN
 SCALE 1" = 25 FT

KEY PLAN
 SCALE 1" = 330 FT



58.5.11



46-322
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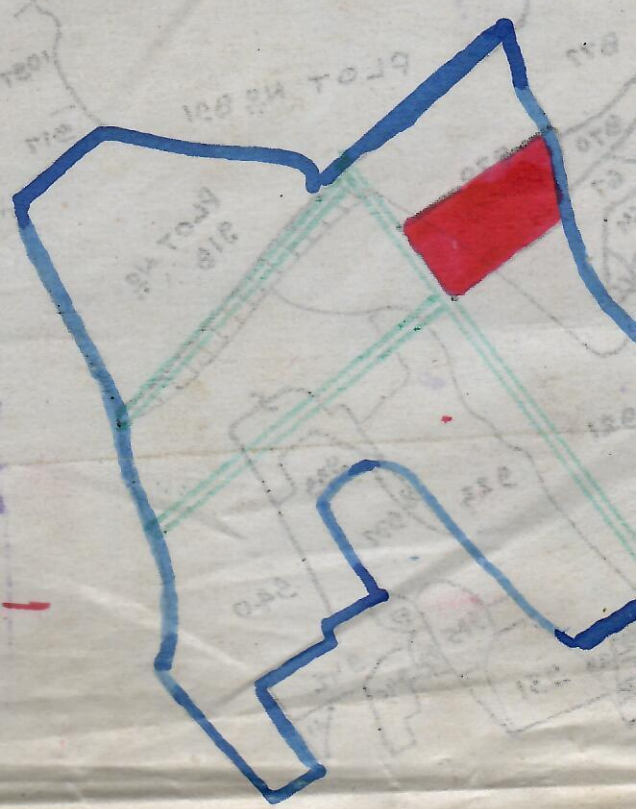
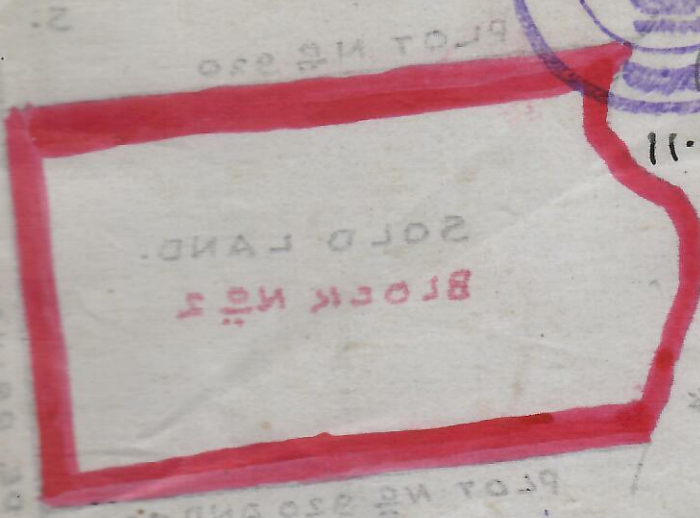
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TOTAL AREA - 37680 SQ FT - 0.680 ACRES ONLY

KEY PLAN
SCALE 1" = 330 FT
LAND IN RED - - - - - COLOUR
THE ROAD IN GREEN - - - - - COLOUR
DRY LINE IN BLUE - - - - - COLOUR



11.5.85



12/6/85

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