कार्यालय, अंचल अधिकारी, पेटरवार (बोकारो)।

ज्ञापांक 02 /दिनांक 25/03/2025

भूमि जाँच प्रमाण–पत्र

आवेदक, निदेशक, डेफोडिल्स पब्लिक स्कूल, उलगड्डा (पेटरवार), बोकारो द्वारा प्राप्त आवेदन के आलोक में संबंधित हल्का राजस्व उपनिरीक्षक एवं अंचल निरीक्षक के द्वारा जाँच कराया गया। जाँचोपरान्त उनके द्वारा प्रतिवेदित किया गया है कि मौजा–उलगडा, थाना नं0–41 के अन्तर्गत खाता संख्या–53, प्लॉट संख्या–780, रकवा–2.04 ए0 भूमि सर्वे खयितान के अनुसार रैयती खाते की भूमि है। जिसका जमाबंदी पंजी II के पृष्ठ संख्या–VII/12 में **रैयत नीलमणी एण्ड फुलमणी एजुकेशनल ट्रस्ट,** अध्यक्ष– श्री सुरेश कुमार, पिता धनेश्वर नापित के नाम से दर्ज है तथा लगान रसीद वर्ष 2024–25 तक निर्गत है। उक्त भूमि वर्तमान रैयत (Trust) को खतियानी रैयत के वंशज से केवाला दस्तावेज संख्या–1047, दिनांक–22.09.2017 के द्वारा खरीदगी से प्राप्त है। जिसपर वर्तमान में **डेफोडिल्स पब्लिक स्कूल, उलगडा** का संचालन किया जा रहा है। जिसमें स्थानीय बच्चे शिक्षा ग्रहण कर रहे हैं। उक्त वर्णित भूमि को ट्रस्ट के विस्तार हेतु **डेफोडिल्स पब्लिक स्कूल, उलगडा** के नाम से 30 वर्षों का निबंधित लीज, जिसका डीड नं0–747, दिनांक–06.05.2023 के द्वारा किया गया है।

संबंधित भूमि की चौहद्दी, उत्तर–प्लॉट संख्या–882, दक्षिण–रास्ता, पूरब–प्लॉट संख्या–778 एवं 779 तथा पश्चिम–प्लॉट संख्या–782 एवं 786 है।

अंचल अधिकारी का कार्यालय पेटरवार, बोकारो

25/03/25

अंचल अधिकारी
पेटरवार।

अंचल अधिकारी
पेटरवार (बोकारो)

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7602 Deed of Lease for 30 years 747

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c3da4ba5ca0ab1d0422f
Receipt Date : 06-May-2023 11:16:49 am
Receipt Amount : 12000/-
Amount In Words : Twelve Thousands Rupees Only
Token Number : 202300057632
Office Name : SRO - Tenughat
Document Type : Lease
Payee Name : DAFFODILS PUBLIC SCHOOL REPT BY DHANESHWAR NAPIT (Vendee)
GRN Number : 2317050318

-: For Office Use :-

मार्गदर्शिका पंजी के अनुरूप विलेख में अंकित मूल्य प्रस्तुत है ।
स्टाम्प शुल्क अधिनियम के प्रावधानों के अनुरूप है ।

दस्तावेज में अंकित प्लॉट प्राप्त अंचल सूची, बन्दोबस्ती एवं अधिग्रहण क्षेत्र से बाहर है ।

प्रस्तुतकर्ता का हस्ताक्षर

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।

Dinesh Kumar
4/5/2023

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DEED OF LEASE

THIS DEED OF LEASE is made on this the_____day of_____two thousand twenty three, By and between **NEELMANI AND PHULMANI EDUCATIONAL TRUST**, Represented by Sri Suresh Kumar (Settler/Author) son of Dhaneshwar Napit, Grand Father- Late Jhandu Napit, by caste- ~~Napit~~, by occupation- Business, Resident of Jamuatand, Post- Nawagarh, P.S. Baghmara, Dist- Dhanbad (Jharkhand)-828306 At present Ulgadda, Post- Ulgadda, P.S- Petarbar, Dist-Bokaro (Jharkhand) Indian Citizen, hereinafter called and refers to as the **LESSOR** (Which expression shall unless executed by on repugnant to the context be deemed to mean and include their, heirs, executors, successor, administrators Legal representative and assigns) **ONE PART** Aadhaar of **LESSO**R- ×××× ×××× 7317 PAN No. ASCPK5030A.

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AND IN FAVOUR OF

DAFFODILS PUBLIC SCHOOL, At- Ulgadda, Post- Ulgadda, P.S. Petarwar, Dist-Bokaro (Managed by NEELMANI AND PHULMANI EDUCATIONAL TRUST) represented as a manager Dhaneshwar Napit S/O Late Jhandu Napit, Grand Father- Late Data Ram Napit, by caste ~~Napit~~ occupation-Business, Resident of Jamuatand,Post- Nawagarh, P.S.-Baghmara, Dist-Dhanbad, Jharkhand- 828306 At present Ulgadda, Post- Ulgadda, P.S- Petarbar, Dist-Bokaro (Jharkhand) Indian Citizen, Aadhaar No of Lessee- ×××× ×××× 7799, PAN No.ABBPN1956A herein after called and refers to as the **LESSEE** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, successors, administrators Legal representatives and assigns) of the **OTHER PART.**

WHEREAS the **NEELMANI AND PHULMANI EDUCATIONAL TRUST** Represented by Suresh Kumar (LESSOR) in the absolute owner of the below schedule village land purchased by virtue of register sale deed No. 1088/1047, dated 22.09.2017 which is registered in Book No. 1, Volume No 64, Page No. 29 to 122 for the year 2017 from Raju Kumar &

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others of Ulgadda in own name of **NEELMANI AND PHULMANI EDUCATIONAL TRUST** Representedby **LESSOR** (Suresh Kumar) and after the purchased the **NEELMANI AND PHULMANI EDUCATIONAL TRUST** Representedby **LESSOR** is in peaceful and undisturbed possession and mutated in the circle office, Petarbar vide Mutation Case No. 467/R27 2018-19 and annual rent also paid in Jamabandi and the register II is also issued circle office Petarbar volume No 7 page no 12 and receipt No 0346756020.

AND WHEREAS the documents of obtained by **NEELMANI AND PHULMANI EDUCATIONAL TRUST** represented by Suresh Kumar (**LESSOR**) the schedule below mentioned land is neither under Adivcashi Khata nor gair majurwa land and forest land and not acquired by government.

AND WHEREAS the lessee hereto approached **NEELMANI AND PHULMANI EDUCATIONAL TRUST** represented by Suresh Kumar (**LESSOR**) for grant of the schedule land for a period of thirty years on monthly rental basis for EDUCATIONAL/ SCHOOL purpose, which is know as **DAFFODILS PUBLIC SCHOOL**, At Ulgadda post- Ulgadda, P.S. Petarbar, Dist- Bokaro, Jharkhand and which is in running position.

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AND WHREAS in course and as a result of negotiation between the parties hereto the **NEELMANI AND PHULMANI EDUCATIONAL TRUST** represented by Suresh Kumar (Lessor) agreed to grant a lease of the said land morefully described in the schedule below on a monthly rent of Rs. 5,000/- (Five thousand) only to the lessee on the terms and conditions mutually agreed between the parties and here in after appearing.

NOW THEREFOER THIS DEED OF LEASE WITNESSETH

1. That, in consideration of monthly rent hereby reserved and the covenants on the part of the lessee the land morefull described in the schedule below for a period of 30 years (thirty years) yielding and paying.
2. That, the monthly rent hereby reserved shall be payable to the lessors within 7th day of English calendar month.
3. That, during the present term of the lease the lessor cannot interrupt or disturb the lessee for the smooth running of its **DAFFODILS PUBLIC SCHOOL**.
4. That, during the leased period the lessee is liable for those tax, such as sales tax, income tax, labour licence,

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factory licence etc. or any other taxes which is applicable for schedule property and the lessor and trustees member are not liable for any happening of the schedule property.

5. That, the rent hereby fixed shall increased by 10% on the completion of every five years of the period of the lease.

6. That, it is also mutually agreed among the lessor, trustees members and lessee that after expiry of present lease, same shall be representatives and assigns in manner of trust lease deed.

7. That, the lessee and trustees members have fully right to use and occupy the property mentioned in schedule below of the lease hold according to its choice and convince even by raising construction thereon, for the smooth functioning of **DAFFODILS PUBLIC SCHOOL**.

IN WITNESSES WHERE of the parties have signed this lease on this the day month and year first and written.

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SCHEDULE

All that piece and parcel of Raiyati land situated in Mouza Ulgadda, P.S. Petarbar Circle Office, Petarbar, registry office Bermo at Tenughat, District-Bokaro.

Mouza- Ulgadda Thana No. 41 Halka No-III

Khata no. 53, plot no. 780 area 2.04 acres

out of 2.25 acres.

Total area 2.04 acres which is butted and boundary as follows:-

North:- Plot no 802

South- Rasta

East- Plot no 778 and 779

West- Plot no 782 and 786

Map of above schedule noted land also attached herewith and shown in colour red.

Photographs, Signature and finger prints of the LESSEE.





SCHEDULE

All that piece and parcel of Raiyati land situated in Mouza Ulgadda, P.S. Petarbar Circle Office, Petarbar, registry office Bermo at Tenughat, District-Bokaro.

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Map of above schedule noted land also attached herewith and shown in colour red.

Photographs, Signature and finger prints of the LESSEE.





Certified that the finger prints of the left hand of the Lessor and the lessee, whose photographs affixed in the documents have been duly obtained before me.

Drafter by me as per instruction of LESSOR and typed at Bermo at Tenughat.

Witnesses

Signature

1. Rajendra Kr. Nabit
S/o - Bhanu Nabit
At - Jamuatand Po Nawagarh
PS - Baghmara Dist - Dhanbad
Aadhar No xxxx xxxx 3749
Mobile No 9110196854 .01/5/2023

Babli Nabit
Wife of Dhaneshwar Nabit
D/o late Shaydu Nabit
Jamuatand
PS - Bhashmara
Dist - Dhanbad .01/5/2023
Adhar No - xxxx xxxx 3110

पिता स्व. विश्वनाथ कुमार
ग्राम - जमुआडीह पो.- कतरासगढ़
थाना - पुटकारी जिला - धनबाद
आधार नं - xxxx xxxx 8417 01/5/2023

मशहुर नाम उलगाडा चादरनगर २
थाना नम्बर ४१
थाना पेटरवार
परगना गोला
जिला बोकारो
पैमाना व टिसाब की मील १ इंच

Lessor → Neelmani and Phulmani Educational Trust behalf of suresh Kumar At- Po Ulgadda Ps Peterbar Dist. Bokaro


622
620
622
622
622

Document Registration Summary 1

Date :-06-May-2023

- Government/Market Value: ₹4791400/-
- Transaction Amount: ₹4791400 /-
- Paid Stamp Duty: ₹12000 /-

On Date 06-05-2023 Presented at SRO - Tenughat
Signature of Presenter

SRO - Tenughat

Receipt : 824054
Receipt Date : 06-05-2023
Presenter Name: -

E	₹2000
SP	₹1440
A1	₹9000
Stamp Duty	₹12000
Total	₹24440

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	12000	12000	0	GRAS	DaffodilsPublicSchoolReptByDhaneshwarNapit	GRN Number : 2317050318 DEPT Transaction Id : c3da4ba5ca0ab1d0422f Transaction Type :	12000
E	2000	2000	0	GRAS	DaffodilsPublicSchoolReptByDhaneshwarNapit	GRN Number : 2317050962 DEPT Transaction Id : 6f4584694ffe16cd80c8 Transaction Type :	2000
SP	1440	1440	0	GRAS	DaffodilsPublicSchoolReptByDhaneshwarNapit	GRN Number : 2317050962 DEPT Transaction Id : 6f4584694ffe16cd80c8 Transaction Type :	1440

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A1	9000	9000	0	GRAS	DaffodilsPublicSchoolReptByDhaneshwarNapit	GRN Number : 2317050962 DEPT Transaction Id : 6f4584694ffe16cd80c8 Transaction Type :	8910
				GRAS	DaffodilsPublicSchoolReptByDhaneshwarNapit	GRN Number : 2317055420 DEPT Transaction Id : f96bc866938952e77a23 Transaction Type :	90
Sub Total	24440	24440	0				

Article : Lease Number of Pages : 96

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

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OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Tenughat

District Name :- Bokaro

State Name :- Jharkhand

Deed Endorsement

Token No :- **202300057632**

Deed Type	Lease
Number of Pages	96
Fee Details	**Stamp Duty** :- Rs. 12000, **E** :- Rs. 2000, **SP** :- Rs. 1440, **A1** :- Rs. 9000,
Property No.	1
Valuation Details	**Value** :- Rs.4791348/- ,**Transaction Amount** :- Rs.4791400/-
Property Details	**District** :- Bokaro , **Tehsil** :- Petarwar , **Village Name** :- Ulgada **Location** :- Other Road, Ulgada Halka No 3 **Property Boundaries** :- East: PLOT NO 778 AND 779 , West: PLOT NO 782 AND 786, South: RASTA, North: PLOT NO 802 **Khata Number** - 53**Plot Number** - 780**Page Number** - 12**Volume Number** - 7 **Area Of Land** :- 204.00 Decimal

Sh./Smt.**NEELMANI AND PHULMANI EDUCATIONAL TRUST REPT BY SURESH KUMAR** s/o/d/o/w/o DHANESHWAR NAPIT has presented the document for registration in this office

oday dated :- **06-May-2023** Day :- Saturday Time :- **14:55:09 PM**



NEELMANI AND PHULMANI EDUCATIONAL TRUST REPT BY SURESH KUMAR(Individual)

Party Name	Document Type	Document Number
NEELMANI AND PHULMANI EDUCATIONAL TRUST REPT BY SURESH KUMAR	PAN/UID	ASCPK5030A

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OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Tenughat

District Name :- Bokaro

State Name :- Jharkhand

Deed Endorsement

Token No :- **202300057632**

Deed Type	Lease
Number of Pages	96
Fee Details	**Stamp Duty** :- Rs. 12000, **E** :- Rs. 2000, **SP** :- Rs. 1440, **A1** :- Rs. 9000,
Property No.	1
Valuation Details	**Value :-** Rs.4791348/- ,**Transaction Amount** :- Rs.4791400/-
Property Details	**District :-** Bokaro , **Tehsil :-** Petarwar , **Village Name :-** Ulgada **Location :-** Other Road, Ulgada Halka No 3 **Property Boundaries** :- East: PLOT NO 778 AND 779 , West: PLOT NO 782 AND 786, South: RASTA, North: PLOT NO 802 **Khata Number** - 53**Plot Number** - 780**Page Number** - 12**Volume Number** - 7 **Area Of Land** :- 204.00 Decimal

Sh./Smt.NEELMANI AND PHULMANI EDUCATIONAL TRUST REPT BY SURESH KUMAR s/o/d/o/w/o **DHANESHWAR NAPIT** has presented the document for registration in this office

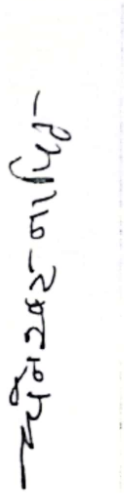
today dated :- **06-May-2023** Day :- **Saturday** Time :- **14:55:09 PM**



NEELMANI AND PHULMANI EDUCATIONAL TRUST REPT BY SURESH KUMAR(Individual)

Party Name	Document Type	Document Number
NEELMANI AND PHULMANI EDUCATIONAL TRUST REPT BY SURESH KUMAR	PAN/UID	ASCPK5030A

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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	NEELMANI AND PHULMANI EDUCATIONAL TRUST REPT BY SURESH KUMAR Address1 - AT-JAMUTAND, PO-NAWAGARH, PS-BAGHMARA, DIST-DHANBAD, Address2 - , , , Jharkhand PAN No.: ASCPK5030A,Permission Case No.-	Yes	Suresh Kumar Address:- , , , Jamutand Post-Nawagarh Thana-Baghmara, Dumra, , Dhanbad, 828306, , Jharkhand, India		LESSOR Age:40			
2	DAFFODILS PUBLIC SCHOOL REPT BY DHANESHWAR NAPIT Address1 - AT-JAMUATAND, PO-NAWAGARH, PS-BAGHMARA, DIST-DHANBAD, Address2 - , , , Jharkhand PAN No.: ABBPN1956A,Permission Case No.-	Yes	Dhaneshwar Napit Address:- , JAMUATAND, , POST-NAWAGARH P.S-BAGHMARA, DUMRA UTTAR, , Dhanbad, 828306, , Jharkhand, India		LESSEE Age:72			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	**BABLU NAPIT** S/o-D/o **DHANESHWAR NAPIT** **Address1 -** AT- JAMUTAND, PS- BAGMARA, DIST- DHANBAD, **Address2 -** , , , Jharkhand **PAN No.:**			

Witness:

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

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Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUKHLAL KUMAR **Address1 -** AT- ULGADDA, PS- PETARWAR, DIST- BOKARO, **Address2 -** , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (NEELMANI AND PHULMANI EDUCATIONAL TRUST REPT BY SURESH KUMAR), has/have admitted the execution before me. He/ She/ They has / have been identified by (BABLU NAPIT) Son/Daughter/Wife of (DHANESHWAR NAPIT) resident of (AT- JAMUTAND, PS- BAGMARA, DIST- DHANBAD) and by occupation (Cultivation).

Signature of Registering Officer

Date:- 06-May-2023

Seal and Signature of Registering Officer

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