



M/s. Narbheram & Co. Ltd.,
Holding No.Nil,
S.B. Shop Area Bistupur,
Jamshedpur

LME/TAL/GD/ 1650

23rd. April 2007

**Renewal of Sub-Lease – Holding No.Nil,
S.B. Shop Area Bistupur (0.349 acre),
Est. No.1305400NIL30199**

Dear Sirs,

Please refer to your application dated 24.2.2007 for the Renewal of your above sub-lease.

We are glad to approve of the Renewal of the sub-lease of Holding No.Nil, S.B. Shop Area Bistupur, measuring 0.349 acre for the period from 1.4.1968 to 31.3.1988, from 1.4.1988 to 31.12.1995 and from 1.1.1996 to 31.12.2025 in the standard form of our Renewed Sub-lease for Shop-cum-Residential purpose, on an enhanced ground rents of Rs.376.92 per annum, 753.84 per annum and Rs.1507.68 per annum, with options of further renewals for 30 years each, subject to the following:

Under the terms of the Lease dated 1.8.1985 and the subsequent renewal by Indenture of Lease dated 20.8.2005 executed by the State Government in favour of the Company, the Company is the Lessee of the land of the above holding and consequently you are a Sub-lessee under the Company. Since the Company's Lease has been renewed upto 31.12.2025, with provision for renewals, your sub-lease is accordingly being renewed upto 31.12.2025. Therefore, if any terms, conditions or modifications are imposed by the State Govt. in respect of your sub-lease, you will have to abide by them.

The document of Sub-lease shall be finalised in due course of time, and you shall be intimated for the purpose of execution and registration thereof. You may, however, wish to examine the standard form of Renewed Sub-lease in our Office during office hours.

You are required to pay the arrears being the difference in the ground rent as given below, with effect from the date of renewal, on receipt of computerised bill:

....2..

TATA STEEL LIMITED

Jamshedpur 831 001 India

Regd. Office Bombay House, 24 Homi Mody Street, Mumbai 400 001



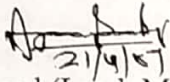
1. Ground rent payable @ Rs.31.41 per month
from 1.4.1968 to 31.3.1988 : Rs.7,538.40
2. Ground rent payable @ Rs.62.82 per month
from 1.4.1988 to 31.12.1995 : Rs.5842.26
3. Ground rent payable @ Rs.125.64 per month
from 1.1.1996 to 30.4.2007 : Rs.17087.04
: Rs.30467.70
4. Ground rent billed @ Rs.20.94 per month
from 1.4.1968 To 30.4.2007 : Rs.9820.86
5. Difference payable : Rs.20646.84

(Rupees Twenty thousand six hundred forty six and paise eighty four only)

Please acknowledge.


Thanking you,

Yours faithfully,


21/4/07

Head (Land, Markets & Estate)

Copy to : A.A.
: Sri U.N. Mahato
: Area Tdr.


20/4/07

TATA STEEL LIMITED

Jamshedpur 831 001 India

Regd. Office Bombay House, 24 Homi Mody Street, Mumbai 400 001