



Smt. Ram Pari Devi  
Holding No.28, H/B,  
Golmuri Basti,  
Jamshedpur.

LAND/GD/ 5410

23rd November 2008

**Regularisation of Unauthorised Transfer, Mutation and Conversion  
into Sub-Lease – Holding No.28, H/Block, Golmuri Basti,  
Est.No.164000500028199**

Madam,

Please refer to your application dated 10.10.2008 with enclosures, on the subject.

We are glad to approve of the regularisation of the unauthorised transfer of Holding No.28, H/Block, Golmuri Basti, measuring 20'x40' vide registered sale deed No.4601 dated 7.7.2008 executed by Smt. Surinder Kaur, daughter, Sri Dalbir Singh alias Bagga Singh grandson of the deceased Recorded Tenant late Ujagar Singh and Sri Sanjay Singh, son of the earlier deceased purchaser (who purchased the holding from late Ujagar Singh vide registered sale deed N.7933 dated 3.10.1969) in your favour for a sale value of Rs.8,00,000/- (Rupees Eight lakhs only) mutation of your name and conversion of the tenancy into a sub-lease with effect from 1.1.1996, subject to the following terms and condition :-

1. You will pay all the dues in respect of the holding.
2. You will pay a Transfer Fee @ 5% of the sale value of the holding, i.e., Rs.40,000/- (Rupees Forty thousand hundred only) by a pay order, drawn in favour of "Tata Steel Ltd."
3. You will pay a penalty, as fixed by the Government, calculated @ Rs.9.00 lakhs per acre, which comes to Rs.16,536/- (Rupees Sixteen thousand five hundred thirty six only) by a pay order, drawn in favour of "Tata Steel Ltd."
4. You shall submit an Indemnity Bond, indemnifying the Steel Company against any claim that may be preferred in respect of the holding by anyone else in future if the holding is mutated in your name (Draft format enclosed).
5. The period of the Sub-lease on conversion will be upto 31.12.2025 with options for Renewals for periods of 30 years each, subject to what is stated in Clause (9) below.
6. The terms and conditions of the standard form of our Residential Sub-lease will be applicable to the holding.
7. The ground rent payable by you will be Rs.1/- (Rupees One only) per month in place the existing Re.0.50 per month from the effective date of conversion.

**ATTESTED**

*Amarjeet Singh*

**AMARJEET SINGH  
NOTARY  
JAMSHEDPUR**

**TATA STEEL LIMITED**

Jamshedpur 831 001 India

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



REDMI NOTES PRO  
MI DUAL CAMERA

Notary

8. Consequent to the conversion of the tenancy into sub-lease, you will have to pay Contribution for the Services of a Municipal nature from the date as may be communicated to you in due course. Latrine charges, if any, would thereafter be withdrawn, and payment made on account thereof after the said date will be adjusted towards municipal contribution.
9. 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 will be a Sub-lessee under the Company. 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.
10. You shall get the deed of sub-lease executed and registered at your cost in due course for which the Steel Company will give you necessary guidance.

We are sending this letter to you in duplicate. The copy may be signed by you in the space provided as a token of your acceptance of the terms and conditions, and returned to us at an early date for further action.

Yours faithfully,

*Sneha*  
28/11/08

Head (Land)

Copy : A.A.  
" : Area Tdr.

I acknowledge receipt of your letter No. LAND/GD/ ..... dated ..... and hereby agree to abide by the terms and conditions as mentioned therein.

(Name/s and Signature/s)

Date: .....

.sk



ATTESTED  
*[Signature]*  
AMARJEET SINGH  
NOTARY  
JAMSHEDPUR

TATA STEEL LIMITED

Jamshedpur 831 001 India

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

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