



Smt. Kawaljet Kaur
Holding No.E/1
Re-development Area,
Between Kharkai Link Road
and Ramdas Bhatta Basti
Jamshedpur.

TAL/VRM/3158
30 June 2001

Regularisation of unauthorised transfer
and mutation of sub-lease -
H.No.E/1, Ramdas Bhatta (Re-development) Area
Est.No.1240000000E1199

Madam,

Please refer to your application dated 2.11.2000, with enclosures, on the subject.

We are glad to approve of the regularisation of the unauthorised transfer of H.No.E/1, Ramdas Bhatta (Re-development) Area, measuring 0.028 acre, vide registered sale deed No.1893 dated 13.4.1994 executed by Smt. Shivdasi and Others, legal heirs of the late Sub-lessee Sri Trilochan Karmakar in your favour for a consideration of Rs.70,000/- (Rupees Seventy thousand only) & mutation of your name, subject to the following terms and conditions :-

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.3,500/- (Rupees Three thousand five hundred only) to the Company.
3. You will pay a penalty of Rs.12,600/- (Rupees Twelve thousand six hundred only) @ Rs.4.5 lakhs per acre.
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.
5. The terms and conditions of the standard form of our residential sub-lease will be applicable to the holding.
6. As the period of the sub-lease has expired on 31.12.1995, the renewal of the sub-lease and mutation of name will be taken up simultaneously. Hence you will have to pay the ground rent on renewal at the rate of Rs.121.44 per annum from the effective date of renewal i.e. 1.1.1996 representing 100% increase over the existing rent.

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TATA STEEL

The Tata Iron and Steel Company Limited
Jamshedpur 831 001 India

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



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7. Under the terms of the lease dt.1-8-85, between the State Government and the Steel Company, the Company has become the lessee of the land in question. Therefore, if any term and condition or modification is imposed by the State Government in respect of the sub-lease, you will have to abide by them.
8. You shall get the deed of sub-lease executed and registered at your cost at the appropriate time for which we shall give you necessary guidance.

The payment of the transfer fee and the penalty are required to be made by separate Demand Drafts/Pay Orders only, drawn in favour of "The Tata Iron & Steel Company Limited".

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.

Yours faithfully,

Manager (Land, Market & Estate)

TATA STEEL

The Tata Iron and Steel Company Limited

Jamshedpur 831 001 India

Head Office, Bhubaneswar