

LAND/3078 dated 8.7.09.

TATA STEEL LIMITED, JAMSHEDPUR

(Regd. Office : 24 Homi Mody Street, Fort, Mumbai)

LAND DEPARTMENT

Receipt No. 1086
Date 21.07.09

Holding No. 12 Block No. / Line No. -
Area Column Masjid Road,
Received from Mr / Ms Parveez Kumar Jaggi
the sum of Rs. Three hundred twenty-five only

Description	Amount	
	Rs.	P.
<input checked="" type="checkbox"/> Transfer Fee	325	00
Penalty Charges		
Licence Fee for		
Legal Charges		
Misc. Charges for		
Service Charges		
Others		
Security Deposit		
(On account of		
TOTAL	325	00

DD/PO/Ch. No. _____ Date _____
of _____ Bank *old-gym ch*
Cheque are subject to realisation *21/07/09*
Head Land

N.B : The above Security Deposit amount will be forfeited on any violation of the company's rules.

AID/3078 dt 8-7-09

TATA STEEL LIMITED, JAMSHEDPUR

(Regd. Office : 24 Homi Mody Street, Fort, Mumbai)

LAND DEPARTMENT

Receipt No. 1087
Date 21-07-09


Holding No. 12 Block No. / Line No. _____
 Area Coromund Masjid Road
 Received from Mr. / Ms. Parvesh Kumar Jaggi
 the sum of Rs. Twelve thousand six hundred only

Description	Amount	
	Rs.	P.
Transfer Fee <u>NO. 027487 dt 13/07/09</u>	12,600	00
Penalty Charges <u>at Canara Bank Coromund - JKR</u>		
Licence Fee for.....		
Legal Charges.....		
Misc. Charges for.....		
Service Charges.....		
Others.....		
Security Deposit.....		
(On account of.....)		
TOTAL	12,600	00

DD/PO/Ch. No. _____ Date _____

of _____ Bank Canara Bank

Cheque are subject to realisation


Head Land
Head Land

N.B : The above Security Deposit amount will be forfeited on any violation of the company's rules.



Sri Parvesh Kumar Jaggi
Holding No.12,
Golmuri Masjid Road,
Jamshedpur

LAND/HA/ 3078
gth July 2009

**Regularisation of Unauthorised Transfer, Mutation and Conversion
into Sub-Lease – Holding No.12, Golmuri Masjid Road,
Est.No.165310000012199**

Dear Sir,

Please refer to your application dated 23.5.2009, with enclosures, on the subject.

We are glad to approve of the regularisation of the unauthorised transfer of Holding No.12, Golmuri Masjid Road, measuring 30'x40', vide registered sale deed No.8381 dated 13.11.1968, executed by Smt. Jamuna, the Recorded Tenant in favour of Smt. Bimla Devi (since expired) for a sale value of Rs.6,500/- (Rupees Six thousand five hundred only), mutation of your name and conversion of the tenancy into a sub-lease with effect from 1.1.1996, you being the legal heirs/successors of the deceased purchaser late Smt. Bimla Devi, and the remaining surviving legal heirs namely 1) Smt. Shashi Sareen 2) Smt. Praveen Chawla daughters and 3) Sri Devendra Kumar Jaggi, son, having relinquished their right, title & interest in the holding by separate Affidavit-cum-declarations all dated 17.3.2008 and an unregistered family partition agreement dated 3.2.2009, 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.325/- (Rupees Three hundred twenty five only) in cash to the Company.
3. You will pay a penalty , as fixed by the Government, calculated @ Rs.4.5 lakhs per acre, which comes to Rs.12,600/- (Rupees Twelve thousand six hundred 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 (*Already Submitted*).
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 (8) below.
6. The terms and conditions of the standard form of our Residential Sub-lease will be applicable to the holding.

.....2..



7. The ground rent payable by you will be Rs.24/- (Rupees Twenty four only) per month in place of the existing Rs.12/- per month from the effective date of conversion.
8. 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.
9. 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,

Susmita
8/7/09
Head Land

Encl: Draft format enclosed.

Copy : A.A.
" : Area Tdr.

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

Parvesh Kumar Jaggi

(Name/s and Signature/s)

Date:

.SK

TATA STEEL
Internal Communication Form

OFFICE NOTE

LAND/HA/3577
14th August, 2009

Mutation of name and Conversion of monthly tenancy into sub-lease-Holding No.12, Golmuri Masjid Road Area. Est. No.165310000012199.

Holding No.12, Golmuri Masjid Road Area, measuring 30'x40' stands allotted in the name of Smt. Jamuna on monthly tenancy terms and conditions for Shop-cum-residential purposes on a ground rent of Rs.12/- per month.

The holding has been unauthorisedly transferred in favour of Smt. Binla Devi (since expired) vide registered Sale Deed No.8381 dt.13.11.1968.

The legal heir has applied for regularisation of the unauthorised transfer and mutation of his name in respect of the holding. He has paid the amount of Transfer Fee of Rs.325/- and Penalty of Rs.12,600/- and has agreed to abide by the terms and conditions thereof.

- As per the terms of the Lease dated 01.08.1985 executed by the State Government in favour of the Steel Company, subsequently renewed by the Indenture of Lease dated 20.08.2005, all monthly tenancy holdings are to be converted into regular Sub-leases, subject to certain terms and conditions.

Accordingly, the tenancy of Holding No.12, Golmuri Masjid Road Area, measuring 30'X40' is hereby converted into a Sub-lease, with effect from 1.1.1996, on a ground rent of Rs.24/- per month and mutated in the name of the following -

Sl.No	Name	Employee/Non-employee
01.	Sri Parvesh Kumar Jaggi, s/o Late Nanak Chand Jaggi	Non-Employee

The entries in the records in respect of the holding may be made accordingly.

It may be mentioned that, in case the contents of Affidavit/Indemnity Bond are found to be incorrect, false or concealed at any point of time, the Office Note shall automatically stand cancelled without any further intimation to the party(s), and the holding will revert back in the name of earlier sub-lessee.



Head Land

SD Copy to Sri Parvesh Kumar Jaggi,

Holding No.12,

Golmuri Masjid Road Area, Jamshedpur

Copy

G.M. (P & C), JUSCO for assessment of capital cost.

Chief, Town Elect. Maint., JUSCO

A.A. Sri H. Ahmad - for a.a./Area Idt.

भारतीय गैर न्यायिक

पाँच रुपये

FIVE RUPEES



भारत INDIA
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

01AA 961435

Special Attorney -

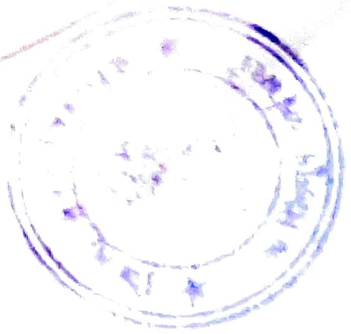
Narpat Singh

Ante 26/5/09

रा. को. नं. 26/5/09

Qeod No. 2321, WL. No. 211969, Page No. 266 to 268

Jamshikpur.



भारत गैर न्यायिक
पाँच रुपये, चारखण्ड

26/5/09

पञ्जाब की राजधानी (पंजाब) की सरकार के विधि विभाग की सेवा में।

5381

₹ one hundred & fifty Rupees.
₹ one hundred Rupees.
₹ thirty five Rupees.
₹ one Rupee.
Rs= 286/-

158
286/-
resident of No. 10, Wash
Call of the purchaser of the other part.
Bimla Devi, wife of Manak Chand by caste Hindu by occupation house hold affairs residing near No. 10, Wash

Sale Dec. 93. 99. 82
The 13th day of November 1965 at Jammu
Daughter of sri Chander Singh by father
residing near Mark Hospital, Bagon
herein after called the Vendor of
-2- And
-2- And
Binaku Radd, P. Galmui, Jammu
Call of the purchaser of the other part.

This deed with meek as follows:-
That in consideration of the sum of Rs. 6500/- (Rupees six thousand five hundred) paid by the purchaser to the Vendor (the receipt of which is acknowledged) the Vendor transfers by way of Sale all the property described in schedule below to hold and to have the same to the purchaser for ever as an absolute ownership.
That the interest hereby transferred, subsists and the Vendor has all powers to sell the same.
That the Vendor hereby declares that the property hereby transferred is free from all encumbrances or charges of any kind whatsoever.
That the Vendor hereby agrees to execute documents or do any such acts

सि. ए. ए. ए. ए.
13/11/68
नियुक्त नवाबिकारी
क्षी गड़कीर
(9) 83-00
(10) 3-00
४६. ००
सि. ए. ए. ए. ए.
13/11/68
नियुक्त नवाबिकारी
रदाह में सब रजिस्ट्री अफिसर नमरोदपुर
रि (लेख्यकारी या फिनी लेख्यकारी
रि के मुकदार को तब के लिये
के द्वारा प्रयोजित है)
जसुगा
रि नाम
दि २६
रि के लिये दपल्यानित है।
रि का पता जसुगा १३/११/६८

पञ्जाब अवर निसाना
B.S. सिंह
26/11/65

पंजाब की राजधानी (पंजाब) की सरकार के विधि विभाग की सेवा में।

or things necessary at the cost of Vendor for further or more assuring the said property to the purchaser.

That, the Vendor hereby declares that if the property is not free from any encumbrance as set out above or for any defect in Title, right, interest, of the Vendor the purchaser is deprived of the whole or any part of the said property, the Vendor will be bound to make good the loss sustained by the purchaser and shall also be liable civilly and criminally for the same.

That it is hereby agreed that the terms "The Vendor" and "The purchaser" shall unless inconsistent with the context, include their respective heirs, executors, administrators and assigns.

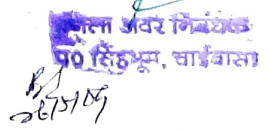
A Haldip no. 12 measuring 30 x 40 ft. in Golmun Market Area, P. Golmun, Town Jammu, Distt. Srinagar, with construction upto plinth bounded by North: Road, South: Alley, East: Haldip no. 11, West: Haldip no. 13.

There is no circle or ward of the Haldip in the Jammu Kotwal Area Committee. Read over and explained to the respondent by me in Hindi who admit the contents of the deed to be correct and true.

In witness whereof the Vendor has signed the deed on this 13th day of November, 1968 at Jammu. Signature of the Vendor

Witnesses 1. sd. Ratan Lal 13. 11. 68 2. sd. Nit...

Handwritten notes on the left margin including dates like 13/11/68 and names like Nit...



१। पृष्ठांकन और अक्षरानुसूची (संशोधन) की वृत्त के लिये सभी बोर का इशारा।

२। बस्तानों की नकल के लिये निम्नका स्थान (नीचे संकेतों पर बंदि में मन्दक-बन्दी के विचार में)

३। डिप्लोमा के लिये शर्ती प्रेरक का प्राधिकार

Typed by: २१	Ugale	13.	11-	68.						
Sold to Smt. Binola Devi of	Sidha Road, Galumuri	for Rs. 286. 00	for							
Sale deed from the	Shalbhushab Tri	on 9. 11. 68.	Sd. K. Ray							
S. T. Shalbhushab Tri	Sold to Smt. Binola Devi of	Sidha Road, Galumuri	for Rs. 286. 00	for						
Sale deed from the	Shalbhushab Tri	on 9. 11. 68.	Sd. K. Ray							
S. T. Shalbhushab Tri	Sold to Smt. Binola Devi of	Sidha Road, Galumuri	for Rs. 286. 00	for						
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84
2-2

कुल सं. 9
 दिनांक २६
 मं. २६
 लिपिक सं. 3
 दर ११५
 कार्य २४/४/६९

द. ज. प. व. म.
 निगमन प्रदायिका

Copy Recd by
 Md. Yunus &
 of 24.4.69

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 Md. Yunus &
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 of 24.4.69

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 Md. Yunus &
 of 24.4.69

True Copy
 Recd 24.4.69

Stamp: ६१५१०७