



Smt. Kiran Mishra,  
Holding No.270,  
Sitaramdera New Layout Area,  
Jamshedpur.

TAL/5855

20 November 2000

Regularisation of unauthorised transfer,  
mutation and conversion into sub-lease -  
H.No.270, Sitaramdera New Layout Area.  
Est.No.153000000270199

Madam,

Please refer to your application/dated 8.9.2000 & 10.10.2000 ,  
with enclosures, on the subject.

We are glad to approve of the regularisation of the unauthorised transfer of H.No.270, Sitaramdera New Layout Area, measuring 30'x40' (0.028 acre) vide registered sale deed No.3680 dated 30.5.1988 executed by Sri Shyam Bihari Upadhyay, son and legal heir of Late Bhagwati Prasad, the deceased R/T, in your favour for a consideration of Rs.30,000/- (Rupees thirty thousand) only, mutation of your name and conversion of the tenancy into a sub-lease with effect from 1.9.2000, 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.1,500/- (Rupees one thousand five hundred only) to the Company.
3. You will pay a penalty calculated @ Rs.4.5 lakhs per acre, which comes to Rs.12,600/- (Rupees twelve thousand six hundred only).
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. The period the sub-lease on conversion will be from 1.9.2000 to 31-12-2025 with options for renewal for periods of 30 years each, subject to what is stated in clause (9) below.

**TATA STEEL**

The Tata Iron and Steel Company Limited  
Jamshedpur 831 001 India

Head Office Bombay House 24 Homi Mohd Street Mumbai 400 001



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7. The ground rent of the holding will be enhanced by 100% on conversion. The ground rent thus payable by you will be Rs.1.50 (Rupee one and paise fifty only) per month in place of the existing Re.0.75 paise per month from 1.9.2000.
8. You shall pay such amount of municipal contribution as may be fixed by the Company in accordance with the rules from the date of conversion of the tenancy into sub-lease. After levy of municipal contribution, latrine charges, if any would automatically be withdrawn and payment made on account of latrine charges, after 1.9.2000 will be adjusted towards municipal contribution.
9. Under the terms of the lease dt.1-8-65, between the State Government and the Steel Company, the Company has become the lessee of the land in question, initially for a period of 40 years commencing from 1st January, 1956, with option of the Company for renewal for periods of 30 years each and the Steel Company has exercised its option and hence you will be a sub-lessee of the Company. Therefore, if any term and condition or modification is imposed by the State Government in respect of the sub-lease, you will have to comply with them.
10. 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,

Divisional Manager (Land)

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