

condition is admitted by the
one Shri Ravi Shankar
Singh and Sri Rustom Hormusji
Broache who are personally
known to me.

Ravi Shankar Singh
22.1.71
R. H. Broache

R. P. Vaidya
22.1.71
प्रमाण पत्र
द्वारा

प्रमाणित एवं वाचक
श्री अशोक चंद्र शेट
310/1010 28-5-59

अशोक चंद्र शेट
28-5-59

Company" which expression shall
unless excluded by or repugnant
to the context be deemed to
include the Tata Iron and Steel
Company Limited and its successors
and assigns) of the one part (page
2 for and on behalf of the Tata Iron
and Steel Company Limited by
their constituted attorney S. K. Raja
26.9.70 For Tata Engineering &
Locomotive Co. Ltd. James Lodge - 10
5/1- R. H. Broache) - 2. Through
Sarekhai Krishnamachari Raja son
of late Sarekhai Krishnamachari
Narasimachari by caste Hindu
Brahmin by profession Divisional
Manager of the Lessor Company
and duly authorised by the Lessor
Company to execute the deed residing
in Northern Town within the
District of the town of James Lodge
his Tata Engineering and Locomotive
Company Limited a Company duly
incorporated under the Indian Companies
Act 1913 and having its Registered
office at Bombay (hereinafter called
"the Lessor Company" which expression
shall unless excluded by or repugnant
to the context be deemed to include
the said Lessor Company and page
3 for and on behalf of the Tata Iron
& Steel Company Limited by their



Constituted attorney of S.R. Raja 26970 for Tata Engineering & Locomotive Co. Ltd. Jamshedpur - 10 of R. H. Broacha - 3- 14 Successors and assigns) of the other part through Rastam Sprohmasji Broacha son of Hormusji Godaji Broacha by faith executorship by profession General Manager Tata Engineering and Locomotive Company Limited residing in Gokulnagar near with Chandrapur in the town of Jamshedpur.

Whereas the Lessor Company has devised to the Lessee Company a piece of land measuring 22.33 acres for residential purposes by an Indenture of Lease dated 3rd day April 1965 with terms and conditions mentioned therein which was registered at Jamshedpur Sub. Registry in Book No 1 Volume No 21 pages 36 to 60 Being No 2058 (page 4) for and on behalf of the Tata Iron and Steel Company Limited by their constituted attorney Sd/- S.R. Raja 26970 for Tata Engineering & Locomotive Co. Ltd. Jamshedpur - 10 Sd/- R. H. Broacha - 4- for the year 1965.

And Whereas thereafter on several occasions the Lessor Company at the request of the Lessee Company devised unto the Lessee Company other pieces and parcels of land at Jamshedpur by way of lease for terms all co-terminous with the original devise, as aforesaid.

And Whereas the said Lessee Company has offered to the Lessor Company for the lease of the pieces or



plots of land measuring 24.32 acres (in two blocks) measuring 7.53 acres and 16.79 acres respectively hereinafter described and intended to be leased for the purpose of construction of bungalows for Lessee Company's officers.

And Whereas the Lessor Company has expended large sums of money in the construction establishment provision and improvement of roads and other means of communication street lights works for the supply of water, electricity, hospitals, schools, open spaces for recreation and various other public works and places (all which are herein collectively referred to as the "said works" for and on behalf of the Patna Iron and Steel Company Limited by their constituted attorney of S.K. No. 26-9-70 For Patna Engineering & Construction Co. Ltd. Jamsheedpur-10 SO) R.H. Brahma) - s- works") and has been and is annually spending large sums of money in the administration, provisions and maintenance of various services of a municipal nature or character including the maintenance and support of the said works (all which services are hereinafter collectively referred to as "services of a municipal nature" which expression shall include unless repugnant to the context some or any such services) within or for the benefit of the town of Jamsheedpur in which the devised premises are situate.

And Whereas the said premises intended to be



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has by demise are subject to a First Mortgage created by the Lessor Company in favour of Baring Brothers and Company Limited (hereinafter called "the World Bank Trustees") for the purpose of securing the loans granted (page 6 For and on behalf of the Tata Iron and Steel Company Limited by their constituted attorney s/j S.K. Raja 26.9.70 For Tata Engineering & Locomotive Co. Ltd. Jamshedpur - 10 s/j R.H. Broacha) - 6- by the International Bank for Reconstruction and Development (herein referred to as "the World Bank") under a Trust deed dated the 25th day of August 1958 and made between the Lessor Company of the part the World Bank Trustees of the second part and the World Bank of the third part and subject thereto to a mortgage created for the purpose of securing the Second Mortgage Debenture Stock of the Lessor Company created by a Trust Deed dated 2nd July 1937 of which Messrs Jhangra Katarji Dadaabhai Tata Sharamsey Mulraj Khatan and Shivax Govabji Khambata (hereinafter referred to as "the Debenture Trustees") are the present Trustees.

And whereas the said Trust Deed dated 9.5.1957 as supplemented by the Trust Deed dated 25th August 1958 (page 7 s/j R.H.B.) - 7- and executed by the Lessor Company in favour of the World Bank Trustees and the said Trust Deed dated 2.7.1937 securing Second Mortgage Debenture



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संकेत

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Shall provide that the Lessor Company may make leases in respect of any land which may be subject to the said Trust Deeds with the consent of the World Bank Trustees and the Debenture Trustees.

Now this Indenture witnesses that in consideration of the rent hereby reserved and of the covenants and conditions hereinafter contained and on the part of the Lessee Company to be paid observed and performed the Lessor Company with the consent of the World Bank Trustees and the Debenture Trustees doth hereby demise and lease unto the said Lessee Company All that piece or parcel of land measuring 24.32 acres in two blocks of 7.53 acres and 16.79 acres more or less situate in the Nildih area in the town of Jamsilidje within the Registration District of Singubhum and in the Sub-Registration District Dhabbum in Thana Cholmeri and described in the Schedule hereunder written and delineated and more particularly described in the Plan annexed hereto and therein bounded in yellow Together with all rights, ways, lights, sewers, privileges, ~~and~~ easements, advantages and appurtenances to the said demise (Page 8 R.H.B) - 8 - premises belonging or appertaining all which are hereinafter collectively referred to as "the said demise premises" which expression unless reluctant

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to the extent shall include all buildings and structures at any time standing thereon during the continuance of this lease. Excepting this Reserving unto the Lessor Company all mines, minerals and mineral substances whatsoever in upon or under the said demised premises or any part thereof (subject to the covenants by the Lessor Company hereinafter contained) with full power to the Lessor Company to dig, search for, win, work, get and carry away the same and to do all things necessary or proper in that behalf making reasonable compensation to the Lessor Company for the damage which shall be sustained by it thereby and also reserving unto the Lessor Company the right to erect, construct and lay in on or above the said demised premises electric lines, telephones and other wires, cables gas pipes, pipe lines sewers and works of every nature required for serving the said demised premises and for other premises in the neighbourhood with the right to alter, add to, remove and replace all or any of them.

To Hold the said demised premises (subject to reservation aforesaid) unto the said Lessor Company from (Page 99 R.H. B) - 9. the Seventeenth day of July one thousand nine hundred and fifty six being the date on which the said Lessor Company was put in possession of the aforesaid premises for the unexpired period of ninety nine years from the thirtieth day of July one thousand nine hundred and thirty one



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(subject to various alterations in the manner hereinafter provided) but conforming with the factory lease dated 1-2-1933 executed in favour of the Secretary of State for India by the Lessor Company and subsequently transferred to the Lessee Company by an Indenture Dated dated 30th day of December 1949 yielding and paying therefor to the Lessor Company during the said term an yearly rent of Rs. 5836.80 P (Rupees Five thousand eight hundred thirty six and eighty paise only) at Rs. 240.00 (Rupees Two hundred and forty only) per acre per annum by equal half yearly payments on the first day of January and the first day of July in every year, the first of such half-yearly payments being the proportion of the previous half year's rent calculated from the commencement of this lease being made on the first day of January one thousand nine hundred and fifty seven.

And It is hereby expressly agreed and declared by and between the Lessor Company and the Lessee Company (page 10 of R.H.B) 10- that save as are herein expressly provided, altered or modified all and every covenants, declarations, provisions powers and undertakings contained in the aforesaid Indenture of lease dated the third day of April one thousand nine hundred and sixty five and registered at Jamshedpur in Book No 1 Volume No 21 pages 36 to 60



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Being no 2058 for the year 1965 shall so far as the same are applicable extend and apply to these presents in the same manner in all respects as if the same covenants, agreements, declarations, provisions, powers and undertakings were herein repeated.

The Schedule Above Referred to

All that piece or parcel of land measuring 24.32 acres (Twenty four decimal three two acres) more or less in two blocks of 7.53 acres and 16.79 acres and limited and bounded as follows that is to say:-

Block no "A" Area 7.53 Acres

By a line starting from the point "A" which is at the north east corner of 4.50 acres of land already leased to the Lessor Company and proceeding $740'-0"$ north east in a bend manner (page 11 of R.H.P.) - 4- up to the point "B" then proceeding $480'-0"$ south east at an angle of 90° with the line AB then proceeding $173'-0"$ in a bend manner up to the point "D" then ~~proceeding~~³ proceeding $447'-0"$ south west up to the point "E" (CD and DE forming the northern boundary line of the Lessor Company's $30'$ wide Nildih Quarry Road) and finally proceeding $478'-0"$ north and meeting the starting point "A" forming an angle of 90° with the line DE.

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Block B Area 16.79 Acres

By a line starting from the point "F" which is at the east corner of 2.81 acres of land already leased to the Lessor Company and proceeding north-east in a bend manner up to the point "G" forming an angle of $146^{\circ}-46'$ with the line MF then proceeding $172^{\circ}-0''$ south east in a bend manner up to the point "H" (FG and GH forming the Southern boundary line of the Lessor Company's 30' wide Nildih quarry Road) then proceeding $1130^{\circ}-0''$ south east up to Point "I" forming an angle of 92° with the (Page 12 of R.H.B) line GH then proceeding $916^{\circ}-0''$ west up to the point "J" forming an angle of 86° with the line HI, then proceeding $333^{\circ}-0''$ north up to the point "K" forming an angle of 90° with the line IJ, then proceeding $156^{\circ}-0''$ north east in a bend manner up to the point "L" then proceeding $426^{\circ}-0''$ north east in bend manner up to the point "M" and finally proceeding $333^{\circ}-0''$ north east and meeting the starting point "F" forming an outside angle of $239^{\circ}-7'$ at the point "M" (JK, KL, LM, and MF forming boundaries of land already leased to the Lessor Company.

as the same is more particularly delineated on the Plan No TE/8582 dated 9.12.1955 annexed hereto and there is bound in yellow situate



Signature
 Date

28.5.59

in Nilain area bearing Company's Holding no 121 in the said area in the Town of Jambhujpur within the Company's acquired lands within the Registration District of Singbhum in Sub-Registration District Dhalbhum in Thane Gobmuri for which said piece or parcel of land no Municipal Holding Ward or Circle Number has been allotted.

In witness whereof the parties hereto have hereunto set and affixed their respective hands and seals [Page 13] the day and year first above written.

Signed by Sankarai Krishnamachari
Raja Divisional Manager and
Constitute Attorney of the Tata
Iron & Steel Co. Ltd. in the
presence of

For and on behalf
of the Tata Iron
& Steel Co. Ltd. by
their constitute
attorney S. R. K. Raja
Divisional Manager. 26.9.70

1) C.D.S. Nani 26.9.70

(1) (C.D.S. Nani)

90 late C Deraishwamy
24 Kolit Road Kadma Jambhujpur

2) S) A.N. Thatkar 26.9.70

(A.N. Thatkar)

5/0 late A.N. Thatkar
Block No 95/2/14 Road
no 7 Adityapur.

Signed by :-

Ramesh Narayaji Broacha
General Manager Tata
Engineering & Locomotive Company
limited in the presence of

For and on behalf
of Tata Engineering
& Locomotive Company
limited.

S) R. H. Broacha
General Manager

1. H. Narayan
Telo Jambhujpur 26.9.70

2. J. J. Ganguly
Telo. 26.9.70



निवृत्त पदाधिकारी

जम्बुपुर.

28-5-69

(12)

Dated 1970

The Tata Iron And Steel Company Limited

To

Tata Engineering And Locomotive Company Limited
Lease of land for residential purposes at Jamshedpur

Term: unexpired period of 99 years from 13.7.1931
(Co-terminus with the Factory lease dated 1.2.1933
Commencing from 17.7.1956

Typed by: ~~S. Viswanath~~ ~~S. Biswas~~ S. Viswanath

Sold to Sri Tisco Ltd. Jamshedpur for Rs 1129.25P from
the Dhabblum Sub. Try on 21.1.70 sold S. R. Raut
21.1.70 S.T. Dhabblum Sub-Try. Sold to Sri Tisco Ltd.
Jamshedpur for Rs 1129.25P from the Dhabblum Sub-
Try on 21.1.70 sold S.C. Raut 21.1.70 S.T. Dhabblum
Sub-Try Sold to Sri Tisco Ltd Jamshedpur for Rs 1129.25P
from the Dhabblum Sub-Try on 21.1.70 by S.C. Raut
21.1.70 S.T. Dhabblum Sub-Try Sold to Sri Tisco Ltd
Jamshedpur for Rs 1129.25P from the Dhabblum Sub-
Try on 21.1.70 sold S.C. Raut 21.1.70 S.T. Dhabblum Sub-
Try Sold to Sri Tisco Ltd. Jamshedpur for Rs 1129.25P
from the Dhabblum Sub-Try on 21.1.70 by S.C. Raut 21.1.70
S.T. Dhabblum Sub-Try Sold to Sri Tisco Ltd Jamshedpur
for Rs 1129.25P from the Dhabblum Sub-Try on
21.1.70 sold S.C. Raut 21.1.70 S.T. Dhabblum Sub-Try.

प्रति लिखक एवं वाचक
श्री अमला गणु राधा
310 (10) 28.5.69

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अमित कुमार हंसल
दिना

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दिनांक

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