



Sri Mahabir Prasad Agiwal
H. No. Nil, Dhatkidih Shop Area
Jamshedpur

LAND/GD/RS53
AD. G. 2008

Dear Sir,

**Conversion of Monthly Tenancy into Sub-lease - Holding
No. Nil, Dhatkidih Shop Area Est. No. 1180000NIL10199**

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 Indenture of Lease dated 20.08.2005, all monthly tenancy holdings are to be converted into regular Sub-leases.

Accordingly, the tenancy of Holding No. Nil, Dhatkidih Shop Area, measuring 47'-6" x 120' 0", is hereby converted into a Sub-lease, with effect from 01.01.1996, on a ground rent of Rs. 18.12 per month, in place of the existing Rs. 9.06 per month.

Under the terms of the afore-mentioned Lease, 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 the sub-lease, you will have to comply with them.

The following are the other terms and conditions:

1. The period of the sub-lease will be from 01.01.1996 to 31.12.2025 with options for Renewals for 30 years each.
2. The terms and conditions of the standard form of our Shop-cum-Residential Sub-lease will be applicable to the holding.

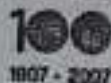
The arrears of the ground rent payable by you from the date of conversion are given below, which may be paid on receipt of your monthly computerized bill:

- | | |
|---|-----------------------|
| a. G/R payable @ Rs18.12 p.m. from 01.01.1996 to 30.06.2008 | - Rs. 2,718.00 |
| b. G/R billed @ Rs.9.06 p.m. from 01.01.1996 to 30.06.2008 | - <u>Rs. 1,359.00</u> |
| c. Difference payable | - <u>Rs. 1,359.00</u> |

(Rupees one thousand three hundred fifty-nine only)

It may be noted that mutation of name/s and/or regularization of unauthorized transfer, if applicable, will also have to be effected immediately, for which you may contact our office with necessary documents within 30 days hereof.

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As per law, the document of sub-lease will have to be executed and registered, at your cost, for which the Company will give you necessary guidance.

In case of any clarifications in this regard, you may contact our office on any day during working hours.

Thanking you.

Yours faithfully,

[Handwritten signature]
17/16

Head, Land

- Copy to: : G.M., PE & C, Jusco
" : G.M. (W & WWM), Jusco
" : Chief, Town Elect. Maint., Jusco
" : A.A./Sri H.Ahmad - for n/a.
" : Area Tdr

[Handwritten initials]
19/14/08

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