



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1ca69f91280781554dce

Receipt Date : 16-Nov-2023 12:19:19 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Document Type : Affidavit

District Name : EastSinghbhum

Stamp Duty Paid By : MAZDUR PAPERS LTD

Purpose of stamp duty paid : AFFIDAVIT

First Party Name : MAZDUR PAPERS LTD

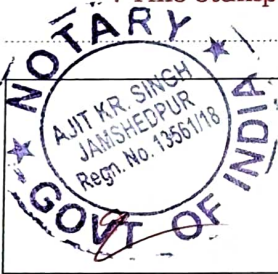
Second Party Name : NA

GRN Number : 2320175104

M/S. MAZDUR PAPERS LTD.  
Director  
Chairman

SL No. 07  
Date 01/12/23  
Reg No 1356/18

This stamp paper can be verified in the jharnibandhan site through receipt number :-



IDENTIFIED BY ME AND SIGNED  
BY IT / LIT / MY PRESENCE  
Advocate

Advocate  
01/12/23



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Ajit Kr. Singh  
NOTARY PUBLIC  
Regn No 1356/18  
Govt of India  
East Singhbhum

**AFFIDAVIT**

We , Sanjeev Kumar Choudhary s/o Ramanuj Choudhary , Chairman ,Mazdur Papers Ltd., by faith Hindu, Resident of Quarter No -146/2/3,Road No 13,Adityapur - 1, Adityapur, Seraikella-Kharsawan,Jharkhand-831013 , and Nityanand Singh s/o Premanand Singh, Director of Mazdur Papers Ltd. by faith Hindu, Resident of 39/H6 Outer Circle Road, South Park Area, Bistupur, Jamshedpur ,Jharkhand -831001 , do hereby solemnly affirm and declare that the statements made herein below are true to the best of knowledge and belief.

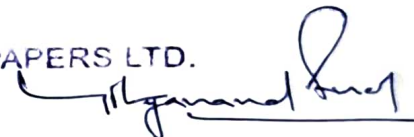
1. That we, by virtue of being the Chairman and Director of Mazdur Papers Ltd., we are Owner of land having Holding No. A, S. B. Shop Area, Bistupur of Tata Steel Sub-leased area under JNAC, measuring an area of 3738 sft. situated at S. B. Shop Area, Bistupur, Jamshedpur.
2. That the land mentioned above is a freehold property and does not belong to Khas Mahal Estate of Government. It is not either GairMazaruaAamKhas, Kaisare Hind, District Board or Acquired Land.
3. That the land stated above is a tribal land / not a tribal land for tribal land; permission for transfer has been obtained vide case No .....Year ..... from SAR / DC / Commissioner Court.
4. That I have applied a building plan vide B.C. Case No. ....
5. That further declare that in future, if it will be found that property mentioned above are GairMazaruaAamKhas, Kaisare Hind, District Board or Acquired Land property of Govt. the sanctioned map will be deemed to be cancelled due to misrepresentation and suppression of facts.

Sworn & Signed this Affidavit on this 01/12/2023 day of .....2023 ..... At Jamshedpur

**MAZDUR PAPERS LTD.**

  
(Sanjeev Kumar Choudhary)  
**Chairman**

For **MAZDUR PAPERS LTD.**

  
(Nityanand Singh) **Director.**

**Deponents**

**Identified by**

IDENTIFIED BY ME AND SIGNED  
PUT / LTI IN MY PRESENCE  
  
Advocate  
01.12.23

(Advocate, Jamshedpur)



01/12/23  
**AJIT KR. SINGH**  
**NOTARY PUBLIC**  
Regn No 1356/18  
Govt of India  
132 East Singhbhum

IDENTIFIED BY ME AND SIGNED  
PUT / LTI IN MY PRESENCE

Advocate

**CERTIFICATE OF EXECUTION OF WORK AS PER STRUCTURAL  
SAFETY REQUIREMENTS**

TO  
THE SPECIAL OFFICER,  
JAMSHEDPUR NOTIFIED AREA COMMITTEE,  
JAMSHEDPUR

With respect to the building work erection/re-erection or for making alteration in the Holding No. A, S. B. Shop Area, Bistupur of Tata Steel Sub-leased area of JNAC Municipal corporation/ Municipal Council/Nagar Panchayats/Municipality/Notified Area Committee/Regional Development Authority/Industrial Area Development Authorities/Mineral Area Development Authority, Gram Panchayat areas covered under Development Plan or Planning Scheme notified under Jharkhand Municipal Act 2011, Jharkhand Regional Development Authority Act 2002, Mineral Area Development Authority Act, Jharkhand Industrial Area Development Authority Act or within the development plan area of residential purpose.

I certify,

1. That the building has been constructed according to the structural design and specification prepared by me, which incorporates the provisions of structural safety norms as specified in part 6 (Structural Design) of the National Building Code of India 2005, and other relevant codes and the design complies with the earthquake safety requirements.
2. That the construction has been done under my supervision and guidance and adheres to the structural drawings and specifications prepared by me and records of supervision have been maintained.

Any subsequent changes or deviation from the structural design and specifications shall be the responsibility of the owner/builder.

(i) Engineer/Structural Engineer:-

Name:  
Empanelment no.

Signature

  
AMAL K. BALMUKHU  
JNAC/ARC/0008/2018

(ii) Builder/Owner/Applicant

Name:  
Registration no.

Signature

  
Chairman

M/S. MAZDUR PAPERS LTD.

  
Director

**CERTIFICATE OF UNDERTAKING  
FOR HAZARD SAFETY REQUIREMENT**

To,  
The Special Officer,  
Jamshedpur Notified Area Committee,  
Jamshedpur.

Ref: Proposed work of ....., Holding No. A, S. B. Shop Area,  
Bistupur of Tata Steel Sub-leased area of Town Jamshedpur.

1. Certified that the building plans submitted for approval will satisfy the safety requirements as stipulated under building Bye-laws 59 and the information given there in is factually correct to the best of our knowledge and understanding.
2. It also certified that the structural design including safety from hazards based on soil conditions shall be dully incorporated in the design of the building and these provisions shall be adhered to during the construction as per Annexure-IX & X.

(iii) Engineer/Structural Engineer:-

Name:  
Empanelment no.

Signature

  
AMAL KHET BALMUCHU  
JNAC/ARC/0008/2018

(iv) Builder/Owner/Applicant

Name:  
Registration no.

Signature

M/S. MAZDUR PAPERS LTD.

  
Chairman

  
Director

## CERTIFICATE FOR STRUCTURAL STABILITY

With respect to the building work of erection, re-erection or for making alteration with respect of Holding No. A, S. B. Shop Area, Bistupur of Tata Steel Sub-leased area under JNAC, Municipal corporation/ Municipal Council/Nagar Panchayats/Municipality/Notified Area Committee/Regional Development Authority/Industrial Area Development Authorities/Mineral Area Development Authority, Gram Panchayat areas covered under Development Plan or Planning Scheme notified under Jharkhand Municipal Act 2011, Jharkhand Regional Development Authority Act 2002, Mineral Area Development Authority Act, Jharkhand Industrial Area Development Authority Act.

I certify that the structural calculations, plans and details including the relevant specifications of the building prepared by me, satisfy the structural safety requirements for all situations including natural disasters like cyclone & earth quake etc: as applicable under the Bylaws and stipulated under part-6 (Structural Design) of National Building Code of India, 2005 and other relevant codes, and the information given the in its factually correct to the best of my knowledge.

I undertake the responsibility with regard to supervision of the work at each and every stage of construction of the structure, regularly to the effect that the building is being constructed conforming to the structural plan prepared structural calculations, plan and details including the relevant specifications of the building prepared by me.

I will be responsible and liable for action by JNAC Authority/Government if the plan/design contain misrepresentation or fraudulent information and the construction is made in deviation from structural calculations, plans and details including the relevant specifications of the building prepared by me or if there is any structural failure due wrong/unsafe structural design/use of low quality material and/ or poor workmanship endangering the safety of inmates or public and the the structural stability of the building.

Name and signature of competent

Technical Person

Registration No.

Date:

Address:

Name and Signature of Owner/Builder/Applicant

Registration No.

Date:

Address:

  
AMARJEET BALMUCHU  
JNAC/ARC/0008/2018

M/S. MAZDUR PAPERS LTD.

  
Chairman

  
Director

## FORM FOR SUPERVISION

I hereby certify that development erection, re-erection or for material alteration with respect of Holding No. A, S. B. Shop Area, Bistupur of Tata Sublease of JNAC Municipal corporation/ Municipal Council/Nagar Panchayats/Municipality/Notified Area Committee/Regional Development Authority/Industrial Area Development Authorities/Mineral Area Development Authority, Gram Panchayat areas covered under Development Plan or Planning Scheme notified under Jharkhand Municipal Act 2011, Jharkhand Regional Development Authority Act 2002, Mineral Area Development Authority Act, Jharkhand Industrial Area Development Authority Act shall be carried out under my supervision and certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted along with and that the work shall be carried out according to the sanctioned plans.

Signature of Empanelled Technical Person

AMARJEET BALMUCHU  
JNAC/ARC/0008/2018

Name of the Technical Person with Registration number

Address..... *2E, Ellora Apartment,*  
*Chandriyoli Nagar Sonari,*  
*Jamshedpur*  
Date..... *6/12/2023*



M/s. Mazdur Papers Ltd.  
Holding No. A,  
S.B. Shop Area, Bistupur  
Jamshedpur

LAND/7025  
9-11-23

Permission for construction at Holding No. A, S.B.Shop Area, Bistupur.

Dear Sir,

Please refer to your mail, with enclosures, on the subject.


Permission is hereby accorded for construction of a new shop-cum-residential building consisting of (a) Basement for parking, (b) Ground floor, first floor, second floor, third floor for commercial purpose and (c) fourth floor for residential purpose with one staircase one fire stair and two lift m/c room after dismantling the existing building in the above holding, as per the sketch plan submitted to us, subject to the approval of the same by the Jamshedpur Notified Area Committee.

1. The F.A.R of the plan works out to 1.46, ground coverage is 37.86% and the set-backs are as per the norms.
2. It should be ensured that the parking area will not be used for any other purpose.
3. You have to dispose of the engineering rubbish which is generated at site during dismantling/ construction of the building.
4. You have to maintain the plinth level as per the approved drawing.
5. You have since deposited an amount of Rs.875671-(Rupees eighty-seven thousand five hundred & sixty-seven only) vide receipt No. 5325495 dated 3.11.2023 towards strengthening of sewer line and Manhole.
6. You are advised to apply for additional water connection in the prescribed format available at Jusco Grahak Seva Kendra.
7. You have since deposited an amount of Rs.2,59,447/-(Rupees two lakhs fifty-nine thousand four hundred forty-seven only) as caution deposit vide receipt No. DETP/118 dated 3.11.2023 towards damages, if any done to our infrastructure during the course of construction.
8. No bore-well is allowed in the holding.
9. As soon as construction of building is completed, you should inform the Office of Head Land Management, for assessment of municipal contribution.
10. Rainwater harvesting system should be incorporated in the drawing before submitting the building plan to the JNAC.
11. You are advised to submit the plan to the Jamshedpur Notified Area Committee for necessary action.
12. After approval of the plan, two photocopies of the same along with the Building permit should be furnished to Head Land Management, for scrutiny and records.
13. Dismantling of any existing structure should be done after formal approval of building plan from JNAC and submitting a copy of the same at our Office.
14. We note that you do not require additional power for the proposed building.
15. Any deviation from the approved building plan or any encroachment either on land or on air during the construction would be liable for legal proceedings as deemed fit and also disconnections of the utility services without any information to you.

Warm Regards

  
Chief Corporate Services

M/S. MAZDUR PAPERS LTD.

  
Chairman

  
Director

**TATA STEEL LIMITED**

Jamshedpur 831 001 India  
Registered Office Bombay House 24 Homi Mody Street Fort Mumbai 400 001  
Tel 91 22 66658282 Fax 91 22 66657724  
Corporate Identity Number L27100MH1907PLC000260 Website www.tatasteel.com



THE TATA IRON AND STEEL COMPANY LIMITED

TELEX CODE: TATAIRON, NO. 026-201 JAMSHEDPUR TELEGRAM: IRONCO  
(REGD. OFFICE: 24, HORNBY STREET, FORT, BOMBAY)

TAL/VRM/ 5269

The Mazdoor Papers Limited,  
Holding No. 'A',  
Bari Mansion,  
Bistupur,  
Jamshedpur.

1-2 OCT 1998

Sub: Renewal of sub-lease - H.NO. 'A'  
S.B. Shop Area - The Mazdoor Papers  
Limited, Est.No. 13017120000A199  
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Dear Sirs,

please refer to your application dated 29.6.98, for the renewal of your above sub-lease.

We are glad to approve of the renewal of the sub-lease of your H.NO. 'A', S.B. Shop Area, measuring 0.086 acre, for a period of 30 years from 1.1.96 in the standard form of our renewed sub-lease for residential purposes, on a rent of Rs. 280.80 per annum, payable in monthly instalments of Rs. 23.40 with options of further renewals.

rep - Cum -

In this connection, we would like to bring to your attention that under the terms of the lease dated 1.8.85, 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 continue as sub-lessees 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.

you will be advised in due course regarding the execution and registration of the renewed sub-lease.

you are required to pay the arrears of the difference in the ground rent with effect from the date of renewal, on receipt of Computerised bills for which we are advising our Town Computer Section to include the demand in the next bill.

...2...

For MAZDUR PAPERS LTD

  
Chairman

  
Director



- 2 -

The arrears of difference in the rent are as follows :-

- |  |                |
|--|----------------|
| 1. Ground rent payable @ Rs.23.40 p.m.<br>from 1.1.96 to 31.10.98. | ... Rs. 795.60 |
| 2. Ground rent billed @ Rs.11.70 p.m.<br>from 1.1.96 to 31.10.98.  | ... Rs. 397.80 |

Difference payable;... Rs. 397.80

(Rupees Three hundred ninety seven and paise  
eighty only).

please acknowledge.

Yours faithfully,  
for THE TATA IRON & STEEL CO.LTD.,

  
(Divisional Manager (Land))

For MAZDUR PAPERS LTD

  
Chairman

  
Director

BIHAR

6030 200 Rs.



नकदम निवम 21 के अर्थात् (बरी मंडल  
 रेकड की धारा के अर्थात्) प्रदा है, जो  
 इन्डियन स्टाम्प ऐक्ट 1928 की धारा 1 का  
 1ए संख्या 3504 के अर्थात् बर्भावत विषय  
 लागू है, अर्थात् दिवस तक के विषय है  
 या विषय मुक्त नहीं है।

Jeepaid  
 Abail 37.00  
 Mty 15  
 52  
 Tata Industries Private Ltd., Managing Agency  
 by their Constituted Attorney.

AGENT 26.2.65  
 Muzumbar 10.11.65

TLP 1/20/4  
 R-2709-42  
 Bistupur

THIS INDENTURE made the 10<sup>th</sup> day of November

One thousand nine hundred and sixty-five  
 Between THE TATA IRON AND STEEL COMPANY, LIMITED, a Company  
 duly incorporated under the Indian Companies Act, 1882, and  
 having its Registered Office at Bombay hereinafter called "the  
 Company" (which expression shall where the context so admits  
 include its successors and assigns and other the person or  
 corporation entitled to the reversion immediately expectant  
 upon the term hereby granted) of the one part through KRISHNA  
 KUMAR KHOSLA, son of Ram Prasad Khosla, by caste Hindu Kshatri,  
 by profession Agent of Tata Industries Private Limited, Managing  
 Agents for the Company, residing in Northern Town within Thana  
 Bistupur in the town of Jamshedpur And MAZDOOR PAPERS LIMITED,  
 a Company duly incorporated under the Indian Companies Act and  
 having its Registered Office at Bari Mansion on the Sakchi  
 Boulevard in the town of Jamshedpur through NARAYAN CHANDRA  
 MUKHERJEE son of Srinath Mukherjee, by caste Hindu Brahmin,

M/S. MAZDUR PAPERS LTD.  
 Chairman  
 Director

BIHAR

5RS



Total Indusium Service Ltd., Managing Agent  
 of the Bihar Corporation.

26.7.5  
 AGENT  
 10.11.65

*[Handwritten signature]*

2.

by profession Director-In-Charge of the Mazdoor Papers Limited, residing in the L. Town area within Thana Sakchi in the town of Jamshedpur hereinafter called "the Lessee" (which expression shall where the context so admits include its executors, administrators and permitted assigns) of the other part.

WHEREAS:

(1) By an Indenture of Lease dated the twenty seventh day of January One thousand nine hundred and thirty nine and made between the Company of the one part and Abdul Razak (hereinafter called "the original Lessee") of the other part and registered at Jamshedpur in Book No.1 Volume No.3 pages 214 to 232 Being No.123 for the year 1939 the Company with such consent as is therein mentioned thereby demised unto the original Lessee the lands and premises situate in the town of Jamshedpur more particularly in the Schedule thereto and hereto described for the period and upon the terms and conditions therein contained including covenants for the construction of a building at the cost of the original Lessee and for renewal of the lease subject

*[Handwritten signature]*  
Chairman

M/S. MAZDUR PAPERS LTD.

*[Handwritten signature]*  
Director

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Tata Insurance Private Ltd., Managing Agents,  
by their Constituted Attorney.

*W. K. ...*  
AGENT 26.7.65

*W. K. ...*  
10.11.65

3.

to the conditions therein provided;

(2) A building with outhouses, drains sewers and other appurtenances was duly constructed in pursuance of the said covenant;

(3) By virtue of mesne assignment, acts in the law and events the said demised premises (including the said building outhouses and appurtenances all which unless repugnant to the context are hereafter collectively referred to as "the demised premises") are vested in the Lessee as the present holder of the lease;

(4) The period of the said lease having expired and on the application of the Lessee for a renewal of the said lease or for a further lease the Company has agreed to grant a lease of the said demised premises for a further term of twenty years at the rent of Rs.93.48 P per annum and upon the terms and conditions hereinafter appearing;

*[Signature]*  
Chairman  
M/S. MAZDUR PAPERS LTD.  
Director

Tata Industries Private Ltd., Managing Agents  
by their Constituted Attorney.

AGENT

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4.

(5) The 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") and has been and is annually spending large sums of money in the administration, provision 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 "municipal services" which expression shall include unless repugnant to the context some or any such services) within or for the benefit of the town of Jamshedpur in which the demised premises are situate; and

(6) The said demised premises are subject to a First Mortgage created by the Company in favour of Baring Brothers and Company Limited (hereinafter called "the World Bank Trustees") for the purpose of securing the loans granted by the International Bank for Reconstruction and Development (herein referred to as "the World Bank") under a Trust Deed dated the 9th day of May 1957 and the Supplemental Trust Deed dated the 25th day of August 1958 and made between the Company of the first 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 Company created by a Trust Deed dated 2nd July 1937 of which Messrs. Jehangir Ratanji Dadabhoy Tata, Dharamsey Mulraj Khatau and Shrivax Sorabji Khambata (hereinafter referred to as "the Debenture Trustees") are the present Trustees.

Chairman

M/S. MAZDUR PAPERS LTD.

Director



Pate Industries Private Ltd., Managing Agents  
by their Constituted Attorney.

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5.

NOW THIS INDENTURE WITNESSETH as follows -

1. By virtue of these presents and in consideration of the agreement hereinbefore recited and of the rent and Lessee's covenants hereinafter reserved and contained the Company with the consent of the World Bank Trustees and the Debenture Trustees hereby demises unto the Lessee ALL THAT the land in the said Schedule hereunder written more particularly described together with the buildings outhouses and sheds thereon with the appurtenances thereto TO HOLD the same unto the Lessee for the term of twenty years commencing on the first day of July One thousand nine hundred and fifty eight subject to earlier determination hereinafter provided yielding therefor unto the Company the annual rent of Rs.93.48 P (Rupees ninety three and forty eight paise) only payable in advance without any deduction whatsoever by equal monthly instalments of Rs.7.79 P on or before the sixth day of each month in every year of the said term the first of such monthly payments having been made on or before the sixth day of July 1958.

2. And the Lessee for itself and its administrators and assigns respectively to the intent that the obligations may continue throughout the term hereby created hereby created hereby covenants with the Company as follows:-

- (a) To pay the reserved rent by the instalments on the days and in the manner aforesaid and in case of default but without prejudice to the right of re-entry hereinafter contained to pay interest thereon at the rate of Twelve per cent per annum from the due date to the actual date of payment.

M/S. MAZDUR PAPERS LTD.  
 Chairman  
 Director

Print Industries Private Ltd., Managing Agents,  
by their Concocted Attorney.

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- (b) To use the demised premises for the purposes of shops and residence only and for no other purposes whatsoever and in particular not to use the demised premises or any part thereof for agricultural or horticultural purposes or for any purposes whatsoever provided that the Lessee shall be at liberty to maintain a kitchen and/or a flower garden as an adjunct to the residential buildings on the said land for the use of the occupier thereof but for no other purpose.
- (c) To bear pay and discharge all existing and future rates, taxes, assessments, impositions and outgoings imposed or to be imposed by any statutory municipal or local authority upon the demised premises or any part thereof (including the buildings on the said land) or upon the owner or occupier in respect thereof or payable by either in respect thereof.
- (d) (In addition to the annual rent reserved by Clause I hereof and any other payments herein provided as payable by the Lessee to pay to the Company in advance on the sixth day of January and the sixth day of July in every year during the continuance of this lease such contribution as the Company may from time to time in its discretion fix as payable by the Lessee in respect of the demised premises for municipal services provided by or at the instance of the Company and/or by any administrative body (not being a statutory local body) formed by or in conjunction with the Company for the purpose of providing rendering or maintaining municipal services which at present has been fixed at Rs.937.50 P per annum in addition to water charges at Rs.136.20 P and for electricity at Rs.1,542.24 P per annum, the total being

Chairman

M/S. MAZDUR PAPERS LTD.

Director

Fateo Industries Private Ltd., Managing Agents  
by their Conjointed Attorneys.

*K. K. K.* 26.7.65  
AGENT

*M. M. M.*  
10.11.65

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Rs.2,615.94 P (Rupees two thousand six hundred and fifteen and ninety four paise) only and to pay interest thereon (if demanded by the Company at 12 per cent per annum from the due date to the date of actual payment.

Provided -

- (1) In fixing any such contribution the Company shall in its discretion take into consideration
  - (a) the maximum scales of taxes on holdings plus Municipal taxes and rates which the Commissioners of a Municipality coming within the purview of the Bihar and Orissa Municipal Act, 1922, would be entitled, with such sanctions as may be required under the said Act, to impose within the limits of the Municipality, and
  - (b) the actual cost from time to time to the Company of municipal services and amenities in Jamshedpur.
- (2) If any Municipality or Local Authority formed under statutory authority shall take over from the Company or any such administrative body as aforesaid, the whole of the administration of municipal services in the particular locality in which the demised premises are situate and shall actually render and maintain all such municipal services and if such Municipality or Local Authority shall impose any rates or taxes in respect of the demised premises upon the Lessee and/or the Company (which rates and taxes shall be payable by the Lessee under the provisions of Clause 2(c) of these presents) then in such event the Lessee shall not be liable to pay to the Company any such contribution during such time or times as such municipal services shall be wholly performed by any such

*(Signature)*  
Chairman

M/S. MAZDUR PAPERS LTD.

Director

*(Signature)*



Pata Industries Private Ltd. Managing Agents  
by their Commissioned Attorney.

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M. S. Mazdur Papers Ltd.

8.

Municipality or Local Authority and any such rates or taxes be imposed in respect of the demised premises and be paid by the Lessee.

- (3) If the administration of municipal services be only partly taken over by such Municipality or Local Authority as aforesaid and such municipal services shall be rendered or maintained partly by the Company and partly by way such Municipality or Local Authority then the Lessee shall not be liable to pay the whole of such contribution but only such portion thereof as the Company shall from time to time in its discretion fix during such time or times as some part of such municipal services shall be performed by any such municipality or Local Authority and any such rates or taxes be imposed in respect of the demised premises and be paid by the Lessee.
- (e) To pay to the Company all legal charges which it may incur through or on account of any breach of any of the terms conditions stipulations and the covenants on the part of the Lessee herein contained.
- (f) Not to transfer charge or create any interest in by way of sale mortgage assignment sub-lease or otherwise or part with possession of the demised premises or any part thereof or any interest therein or the right of enjoyment thereof without the consent in writing of the Company previously obtained which consent the Company shall in its absolute discretion be entitled to give or refuse. In giving such consent the Company shall be entitled to impose such conditions as it shall think fit for binding any transferee assignee or sub-lessee of the whole or part of the demised premises

M/S. MAZDUR PAPERS LTD.

Director

Chairman

Pata Industries Private Ltd. Managing Agents  
by their Constituted Attorneys

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to pay rent and other monies to observe and perform the terms and conditions of these presents on the part of the Lessee to be paid observed and performed without however affecting the obligations of the Lessee in respect of the payment of such rent and other monies and the observance and performance of such terms and conditions.

- (g) In the event of the Lessee desiring to take a supply of water and/or electricity for the purposes of the demised premises or any part thereof from the Company or any other Company or body having authority to supply the same the Lessee shall pay to the Company on demand made by the Company all the costs and expenses of the necessary connections between the demised land and the mains or other supply pipes or lines of the Company or other supplier as the case may be and all fees properly payable in connection therewith and further that the Lessee will pay to the Company or other supplier as the case may be for all water and electric energy supplied to the said premises or any part thereof at the rates current for the time being and will observe all the regulations for the time being in force relating to any such supply as aforesaid. Be it noted that the Lessee has desired to take electricity and water to the demised premises and has paid the costs and expenses therefor and the charges for such supply have been fixed by the Company at the prevailing rates and amounts mentioned in Clause 2(d) above. Any bills remaining unpaid after the due date shall carry interest at the rate of 12 per cent per annum from the due date to the date of payment.

Chairman

M/S. MAZDUR PAPERS LTD.

Director

*[Signature]*

Print Industries Private Ltd., Managing Agents,  
by their Constituted Attorney.

*K. S. S.* 26.7.65  
AGENT

*M. S. S.*  
10.11.65

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- (h) That in the event of the Company or any Local Authority requiring any alteration in the latrines at any time existing on the demised land or any part thereof or in any building erected on the said land or on any part thereof or desiring the existing latrines or any of them to be connected up with the nearest sewer main of the locality in which the demised land is situate the Lessee will build and thenceforth maintain in proper working order latrines of the type and pattern approved by the Company or the Local Authority as the case may be and will at the request of the Company forthwith cause the said latrines whether original or substituted ones as the case may be to be connected with the nearest public sewer main or drain to the satisfaction of the Company and the Local Authority but at the cost of the Lessee and will also pay to the Company or to the Local Authority as the case may be all the costs and expenses of the necessary connections between the demised premises and the said main or drain and all fees properly payable in connection therewith and will permit the Company or the Local Authority as the case may be with or without workmen to enter upon the demised premises and thereon do all such works and things as may be necessary for making the said connections.
- (i) To keep the demised premises and particularly all buildings on the said land and all drains in good repair and condition to the satisfaction of the Town Administrator as hereinafter defined and if destroyed by fire earthquake flood or otherwise to rebuild the destroyed buildings to the satisfaction of the said Town Administrator according to the original plans

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*[Signature]*  
Chairman  
*[Signature]*  
Director

Rao Industries, Private Ltd., Managing Agents,  
by their Constituted Attorney.

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AGENT  
M. S. Mazdur 10.11.65

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elevations and specifications so far as reasonably possible.

- (j) Not to demolish or remove any existing building on the said land without the consent in writing of the said Town Administrator who in case he shall give such consent shall be entitled to impose any conditions as regards demolition removal and restoration of the surface of the said land as he might think fit.
- (k) Not to erect or build or permit to be erected or built on the demised land any new buildings otherwise than in accordance with plans elevations and specifications approved and signed by the said Town Administrator and under the inspection and to the satisfaction of the said Town Administrator PROVIDED that the said new buildings are completed in all respects within such time as may be specified by the said Town Administrator (unless prevented by accident or un-avoidable causes and in such case within such extended time as may be permitted by the said Town Administrator) AND PROVIDED that a statement of expenses incurred in erecting such new buildings in the cost of materials and labour is furnished to the said Town Administrator within one month of the completion of such buildings.
- (l) Not to make or permit to be made any permanent alterations in or additions to or to cut or damage any of the principal walls or timbers of the buildings for the time being on the said land or to sink any well or dig any pit in the demised land except with the previous written consent of and in accordance with plans and specifications previously approved by the said Town Administrator.

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Chairman

Director

Fact Industries Private Ltd. Moving Agents  
By their Consultant Attorney.

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- (k) Not to erect or build or permit to be erected or built on the demised land any new buildings otherwise than in accordance with plans elevations and specifications approved and signed by the said Town Administrator and under the inspection and to the satisfaction of the said Town Administrator PROVIDED that the said new buildings are completed in all respects within such time as may be specified by the said Town Administrator (unless prevented by accident or un-avoidable causes and in such case within such extended time as may be permitted by the said Town Administrator) AND PROVIDED that a statement of expenses incurred in erecting such new buildings in the cost of materials and labour is furnished to the said Town Administrator within one month of the completion of such buildings.
- (l) Not to make or permit to be made any permanent alterations in or additions to or to cut or damage any of the principal walls or timbers of the buildings for the time being on the said land or to sink any well or dig any pit in the demised land except with the previous written consent of and in accordance with plans and specifications previously approved by the said Town Administrator.

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Chairman  
Director

Tata Industries, Private Ltd., Managing Agents  
of these Companies & Attorney.

*K. S. Rao* 26.7.65  
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*M. S. Mazdur*  
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- (m) Not to diminish the value of or in any other way to injure the said land or any of the buildings for the time being erected thereon.
- (n) In the event of the demised premises being destroyed or substantially destroyed by fire storm or any other cause to rebuild within such period after such destruction as may be fixed by the said Town Administrator in a substantial and workmanlike manner at his own cost and expense on the said one shop and residential building with necessary outhouses boundary walls sewers drains and latrines in accordance with plans elevations and specifications approved and signed by the said Town Administrator and under the inspection and to the satisfaction of the said Town Administrator.
- (o) Not to keep or store any dangerous or inflammable substances or keep for sale or storage any intoxicating liquors on or in the demised premises or keep any cattle or animals for profit thereon without the previous consent in writing of the said Town Administrator or to use the demised premises for any purposes which in the opinion of the said Town Administrator may be a source of nuisance or annoyance to the tenants or the occupiers of the adjoining or neighbouring premises.
- (p) Not to cut any trees standing on the demised land without the previous consent in writing of the said Town Administrator.
- (q) To insure and keep insured to the satisfaction of the Company against fire and such other risks as the Company may require all buildings standing on the said land and to

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Chairman  
Director

*S. M. Mazdur*  
*S. M. Mazdur*

Print Industries Private Ltd., Managing Agents  
of their Constituents Attorney.

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punctually pay all premia in respect of such insurance and if required by the Company to transfer to the joint names of the Company and the Lessee the policy covering such insurance.

- (r) To conform to all rules and regulations and (in addition to the contribution provided by Clause 2(d) to pay all fees from time to time prescribed by the Company or by any Local Authority or by the Administrative Body of the area (whether private or public) for the regulation of sanitation and for the welfare and public administration of the said area.
- (s) In the event of the erection of or increase in the height of any buildings adjoining the demised premises no objection whatsoever shall be raised by the Lessee nor shall it be entitled to claim any prescription or other right in the nature of easement, whether for light and air or otherwise in respect of any neighbouring property or to claim any injunction, remedies for damages in respect of any breach or alleged breach of any such right.
- (t) At all reasonable times to allow the Company through any person thereunto lawfully authorised by it with or without workmen to enter upon the said land and the buildings erected thereon for the purpose of satisfying the Company that the covenants on the part of the Lessee are being duly observed and performed.
- (u) If the Lessee shall at any time make default in the performance of any of the covenants hereinbefore contained and on the part of the Lessee to be observed and performed relating to the repair of the buildings on the said lands or work or thing to be done by the Lessee to or in respect of the demised

  
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Director



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premises it shall be lawful for the Company (but without prejudice to the right of re-entry and forfeiture under the clause in that behalf hereinafter contained) to enter upon the demised premises or any part thereof and to repair the same and to do all such other works or things as should have been done by the Lessee at the expense of the Lessee in accordance with the covenants and provisions of these presents and all expenses incurred by the Company for carrying out such repairs and doing such works and things shall be repaid by the Lessee to the Company on demand.

- (v) To surrender and yield up peaceably and quietly the demised premises (including subject as hereinafter provided all buildings then erected on the said land) to the Company upon the expiration or earlier determination of the said term of twenty years in good repair and condition.
- (w) The Lessee shall at all times during the said term be and remain an Indian national or where more than one Indian nationals or a company or corporation registered incorporated or established in the Indian Union or under any Indian law for the time being in force or a society registered under Indian law for the time being in force or in case of an association of individuals the majority of the members of such association and of the executive committee thereof shall at all times remain and be Indian nationals and on the Lessee ceasing to fulfil the above qualification the lessor may by notice in writing addressed to the Lessee terminate the lease whereupon this demise shall cease and the lessor shall have the right of re-entry on the land hereby demised as herein provided.

Chairman

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Director





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3. And the Company hereby covenants with the Lessee that the Lessee paying the said rent and performing and observing the covenants hereinbefore contained may peaceably hold and enjoy the demised premises for the said term (subject to earlier determination as herein provided) without any interruption by the Company or any person or persons claiming through or under it.

4. And the Company hereby further covenants with the Lessee that the Company will on the written request of the Lessee made three English calendar months before the expiration of the term hereby created and if there shall not at the time of such request be any existing breach or non-observance of any of the terms, conditions, stipulations and covenants on the part of the Lessee hereinbefore contained and provided that the Company shall not have given notice to determine this lease under the provisions in that behalf herein contained at the expense of the Lessee grant to the Lessee a Lease (hereinafter referred to as "the second renewed Lease") of the said land for the further term of twenty years (subject to earlier determination by the Company on six months' notice in writing given to the Lessee at a rent to be mutually agreed upon but not exceeding one and one half times the rent hereby reserved and containing such other terms and conditions as may be mutually agreed upon at the time Provided Always that any Lease (hereinafter referred to as "the second renewed Lease") granted under this option for renewal shall not contain any option for any further renewal the intention being that after the expiration of this present lease the Lessee shall only be entitled to one such renewal.

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Director  
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Patel Industries Private Ltd., Managing Agents  
by their Counselled Attorney.

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5. IT IS HEREBY EXPRESSLY AGREED AND DECLARED

by and between the respective parties hereto as follows:-

(a) It shall be lawful for the Company to determine this present lease at any time before the expiration of the said term of twenty years by giving to the Lessee six English calendar months' previous notice in writing to that effect and at the expiration of such notice this present Lease shall cease and determine notwithstanding that the said term of twenty years shall not have expired but without prejudice to the remedies of either party against the other in respect of any claim or breach of covenant existing on the date of such termination.

(b) The Lessee shall not acquire any permanent right or rights of occupancy in the said demised land or any part thereof whether by means of its occupation thereof under this Lease or by means or reason of its continuing to occupy the said land after the expiration of this Lease without any fresh or renewed lease and although there may be apart from this present provision no express agreement or arrangement excluding the acquisition of a right of occupancy.

(c) If the Lessee commits or allows to be committed any breach of any of the terms conditions and stipulations and covenants on its part herein contained or if the rent hereinbefore reserved or the contribution for municipal services as per Clause 2(d) or any of the bills mentioned in Clause 2(g) or any ~~was~~ mentioned

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Director

Town Industries, Private Ltd., Planning Agents  
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in Clause 2(r) shall remain unpaid for twenty one days after the same became due, (whether formally demanded or not) or if the Lessee or other the person in whom for the time being the term hereby created is vested shall be adjudicated insolvent or being a Company shall be in liquidation or if the demised land or any part thereof or the right title or interest of the Lessee or any part thereof therein shall be sold in execution of any decree of Court (whether being a mortgage decree or money decree or otherwise) and the Company shall not have consented to such sale then and in any of such cases it shall be lawful for the Company in the name and on behalf of the person or persons then entitled to the immediate reversion expectant on the term hereby created to enter upon the demised premises or any part thereof in the name of the whole and thereupon the term hereby created shall be determined.

- (d) If at the termination of the tenancy hereby created this Lease shall not be renewed and the Company shall be desirous of purchasing the whole of the buildings standing on the said land and of such its desire shall give to the Lessee notice in writing one English calendar month at least before the determination of this tenancy (unless determined by re-entry by the Company under the provisions hereinbefore contained in which case notice may be given within two English calendar months after such determination) then and in such case as from the date of such notice being given to the Lessee the said buildings shall belong to the Company and shall be deemed to have been acquired by the Company from the Lessee at a price to be agreed upon between the said Town Administrator

Chairman

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Director

*[Handwritten signatures and initials]*

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18.

and the Lessee or in case of difference to be settled by arbitration in manner provided by the Indian Arbitration Act 1940 and such price shall be paid to the Lessee by the Company within two English calendar months after settlement of the price with interest thereon at the rate of 4 per cent per annum from the time of settlement until payment but the Company shall be entitled to set off against such sum any amount due to the Company from the Lessee in respect of arrears of rent or breach of any covenant on the part of the Lessee herein contained PROVIDED ALWAYS that in case of default in payment by the Company the remedy of the Lessee shall be in damages only.

- (e) In case the Company shall not give notice of its intention to purchase as aforesaid the buildings erected on the said land within the respective periods hereinbefore mentioned then it shall be lawful for the Lessee (but subject to any compulsory acquisition thereof by Government or any Local Authority or Statutory Body) at its own cost and expense to pull down and remove the said buildings then standing on the said land and restore the latter to its former state for which purpose the Company shall allow the Lessee with workmen and others and all proper implements to come on the said land for such time after the termination of the tenancy as may be fixed by the Company as reasonable for the purpose Provided the Lessee shall have first paid the rent and performed and observed the terms conditions stipulations and covenants herein contained and its part to be paid performed and observed Provided further that

  
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Director

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Director

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of these Concessional Agreements.

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if the Lessee shall fail to pull down and remove the said buildings and restore the demised land as aforesaid within such time and with all convenient despatch (such failure not being due to any obstruction or other default on the part of the Company) the Company shall be at liberty itself to pull down and remove the said buildings and to sell the materials thereof on behalf of the Lessee and to restore the said land as aforesaid and to recover the cost of so doing out of the sale proceeds of the said materials or otherwise from the Lessee.

- (f) In the event of the said land or any part thereof being retaken by Government or compulsorily acquired by Government or any Local Authority or Statutory Body at any time during the term hereby granted the Lessee shall not be entitled to any part of the compensation payable in respect of the said land or any part thereof or in respect of the enjoyment thereof or in respect of the benefit of this lease all of which shall belong and be payable to the Company or to claim as against the Company any compensation or abatement of rent in respect of such retaking acquisition or otherwise or by way of damages for breach of any covenant for title or quiet possession express or implied on the part of the Company but the Lessee shall be entitled at any time after notice of such retaking or acquisition as aforesaid to determine this present demise by notice in writing to the Company such notice to expire at the end of an English calendar month and to be given not less than three English calendar months before the intended date of determination. Provided however that if any buildings belonging to the Lessee standing on the demised land shall be taken over by Government or other

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Director

Prin Industries Private Ltd. Managing Agents  
of their Constituted Authority.

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acquisition authority and any compensation shall be paid therefor then in such case the Lessee shall be entitled to receive only such compensation as shall be paid by Government or the other acquisition authority for the buildings belonging to the Lessee.

- (g) Any notice by way of request demand or otherwise by this Indenture or otherwise required to be given to or served upon the Lessee may be given or served by being sent by registered post addressed to the Lessee at the ordinary place of business or residence of the Lessee (or any of them) provided such address has been furnished by the Lessee (or any of them) or failing such intimation of address, to the address of the demised premises and shall be deemed to have been received by the Lessee on the day on which it would have been delivered in the ordinary course of post and any notice so served shall be deemed to have been sufficiently served on all persons comprised within the expression "the Lessee". Any such notice required or permitted to be given or served upon the Company may be given or served by being sent by registered post addressed either to that Company at its Registered Office or to the said Town Administrator (if any) at his office for the said area.
- (h) The expression "the Town Administrator" shall mean any Town Administrator appointed as such by the Company to administer the area within which the demised land is situate or such acting Town Administrator or other officer or other Agent as may from time to time be appointed or authorised by the Company to carry out all or any of the duties of the

M/S. MAZDUR PAPERS LTD.  
  
 Chairman  
  
 Director

From Industries, Private Ltd. Managing Agent  
by their Counselled Attorney.

AGENT 26-7-65

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21.

Town Administrator either generally or for the purpose of this Lease or failing any such appointment shall mean the Company or the Board of Directors or the Managing Agents of the Company.

- (1) The provisions of Section 108 of the Transfer of Property Act, 1882 (except Sub-clauses (k), (l), (n) and (q)) shall not apply to the tenancy by these presents created.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring 0.086 acre (nought decimal point nought eight six acre) more or less and butted and bounded as follows that is to say:-

- On the North by the Company's road known as the 'N' Road West
- On the South by holding No. 'B' leased to R.P. Patel subsequently transferred to Rati Rustomji Patel and P.M. Patel
- On the East by the road known as the Sakchi Boulevard
- On the West by the Company's H2 type quarters

as the same is more particularly delineated on the Plan annexed hereto and therein colored yellow situate in the Sakchi Boulevard Shop area west bearing Company's Holding No. "A" in the said area in the town of Jamshedpur within the Company's acquired lands within the Registration District of Singhbhum in Sub-Registration District Dhalbhum in Thana Bistupur for which said piece or parcel of land no Municipal Holding Ward or Circle Number has been allotted.

M/S. MAZDUR PAPERS LTD.  
 Chairman  
 Director

22.

IN WITNESS whereof the parties hereto have hereunto set and affixed their respective hands and seals the day and year first above written.

Signed by KRISHNA KUMAR KHOSLA,  
AGENT, Tata Industries Private  
Ltd., Managing Agents, The Tata  
Iron & Steel Company, Limited,  
in the presence of

1. *(A. S. Sanyal)*  
*17, Canal West, Jamshedpur*  
*26.7.65*
2. *(B. Thakur)*  
*10, Thakur*  
*11, Smt. Ganesha Kan Thakur*  
*17, Canal West, Jamshedpur*  
*26.7.65*

Signed Sealed and Delivered by  
the above named NARAYAN CHANDRA  
MUKHERJEE, Director-In-charge,  
Mazdoor Papers Limited in the  
presence of

1. *V. S. Ganespati Dyer*  
*Son of late V. S. Ganespati Dyer, Jamshedpur*  
*10-11-1965*
2. *Chandramo Ray*  
*510 Lal Shree mangal Ray*  
*idgosa, Jamshedpur*  
*10-11-65*

For and on behalf of  
The Tata Iron & Steel Co. Ltd.,  
Tata Industries Private Ltd.,  
Managing Agents,

*(Signature)* 26.7.65  
AGENT.

*(Signature)*  
10.11.65

For and on behalf of  
MAZDOOR PAPERS LIMITED

*(Signature)* 10-11-65  
DIRECTOR-IN-CHARGE.

M/S. MAZDUR PAPERS LTD.  
Chairman  
Director

*(Signature)*