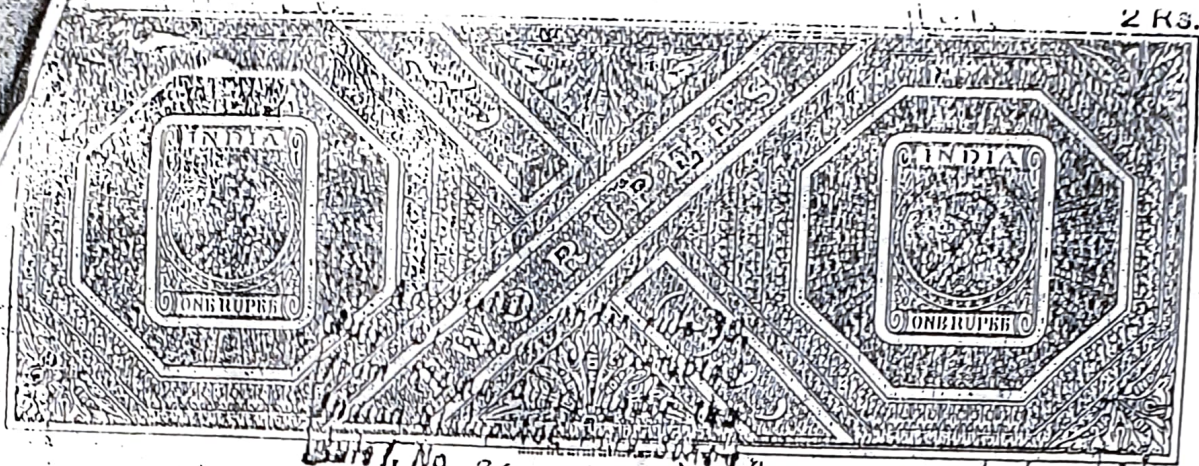


अनुसन्ध-1

2 Rs.



Serial No. 35 - *assd*

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Ro. 23-5-11

Shiba Prasad Singh

This Indenture made this the 19th day of May 1917 between Dabu Shiba Prasad Singh son of late Lal Bohari Singh by caste Chatri by occupation a Zamindar residing at Jharia, Perganna Jharia Sub-Division and Sub Registry Dhanbad in the District of Manbhan hereinafter called the lessor (which expression shall include unless the context shows otherwise, his heirs, executors & assigns) of the one part and Dr. G. W. Thompson, Hon. Secretary to the Dhanbad Club hereinafter called the lessee (which expression shall unless the context shows otherwise, include his successor or successors in office, or in absence of the Secretary any other person or persons carrying on the duties of the Secretary of the Club) of the other part. Wherean the surface rights of a plot of land situated in Mouza Hirapur, Perganna Jharia Sub Registry & Sub Division Dhanbad in the District of Manbhan and more fully described in Schedule hereto annexed have been in lawful possession of the Lessor, and Whereas the Members of the said Club have proposed to the Lessor to obtain a lease of the said plot on the terms and conditions mentioned herein. Now this Indenture witnesseth that in consideration of the bonus of Rs. 39/- paid to the lessor which the lessor hereby acknowledges to have received and of the rents hereby reserved and of the covenants hereinafter contained and by the lessee to be respectively paid observed & performed the lessor hereby demises unto the lessee the surface rights of all the plot of land measuring more or less 13 1/2 Bighas and fully described in the Schedule hereto annexed to hold the said premises unto the lessee in perpetuity yielding and paying therefore the fixed annual rents of Rs. 13/8/-

PK
Honorary Secretary
DHANBAD CLUB LTD.

[Faint, mostly illegible text]

Presented to the Registrar
of the High Court of Madras
by Raj Chandra
son of Shilocher Ven Chandra

[Faint handwritten text]

of Princia
District Madurai
Occupation Servant

[Handwritten signature]

Signed for Princia under cover No. 11 for 1916,
authenticated by the son of Shilocher.

[Handwritten signature]
23.5.17

Execution is admitted

the above Raj Chandra
Chandrasekhar & the A.W
Chandrasekhar of Thanda

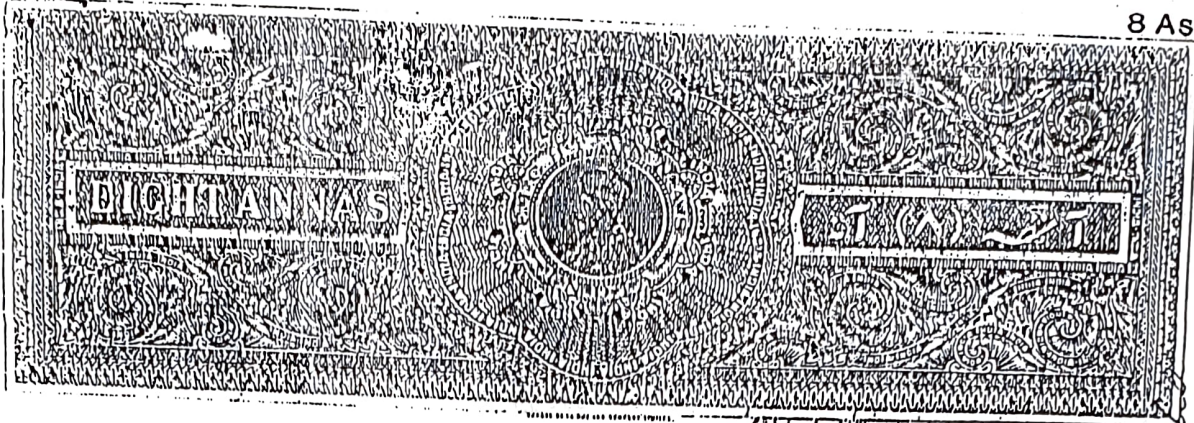
who is known to me

Son of _____
of _____
District _____
Occupation _____

[Faint handwritten text]

[Handwritten signature]
23.5.17

[Handwritten signature]
23.5.17



to be paid by two equal half yearly payments, the first payment to be made on the 1st day of June next and on default each instalment to carry interest at the rate of 12/- per cent per annum the said rental not being liable to variation on any account and the lessee hereby covenants with the lessor that the lessee will pay yearly rents hereby reserved at the times and in the manner herein before appointed for payment thereof respectively and also that the lessee will pay Road & Public Works Cesses or such other cesses that have already been or may hereafter be assessed and also that the lessee shall on behalf of the Club use and enjoy the land and premises in all lawful ways and that the lessee will not allow the land demised to be used otherwise than for the purpose of the Club and also that the lessee will not, except as stated hereunder at any time during the continuance of the lease assign or demise or otherwise dispose of or in any way part with the possession of the premises or any part thereof to any person or persons whomsoever and also that the lessee will have no objection to the lessor determining the lease and taking possession of the demised premises on the lessee's acting contrary to the above mentioned clause against transfer or when the Club shall have ceased to exist or will have otherwise be dissolved, but in the event of the determination of the lease the lessor shall have the option of taking the buildings on payment of a fair value for the same provided however that if the Members of the Club form themselves into a Company with limited liability, the lease hold premises will be vested in the Club with such liability and also that the lessee hereby agrees that the rent payable to the lessor will always be deemed to be the first

Handwritten signature: H. K. Tomson
Handwritten signature: Shikhandad...

Handwritten initials: PK
 Honorary Secretary
 DHANBAD CLUB LTD.

charge on the demised premises including the buildings and furniture therein and the lessor doth hereby covenant that the lessee paying the said yearly rents hereby reserved and observing and performing the covenants, condition and agreements on his part to be performed and observed shall and may peaceably and quietly hold and enjoy the premises during the continuance of the lease without any interruption or disturbance of or by the lessor or any person or persons claiming under or in trust for him. Be it known however that if any time the lessee shall deem it necessary to transfer the buildings with lands thereunder, he will apply to the lessor who will have the first refusal and if he refuses to purchase he will recognize any other transferee and his title by purchase on the purchasee's paying to the lessor the sum of Rs. 200/- per bigha as bonus and a yearly rental of Rs. 40/- per bigha.

Handwritten signature and name:
 Subhrajyoti Dasgupta

Typed by

Handwritten name: S. D. Dhar

Witness

Handwritten witness names:
 Keshar Mohan Banerjee
 Satyananda Dasgupta

Handwritten notes:
 Dhansu
 Dhansu
 Dhansu

Handwritten initials: ✓ JK

Honorary Secretary
 DHANBAD CLUB LTD.