

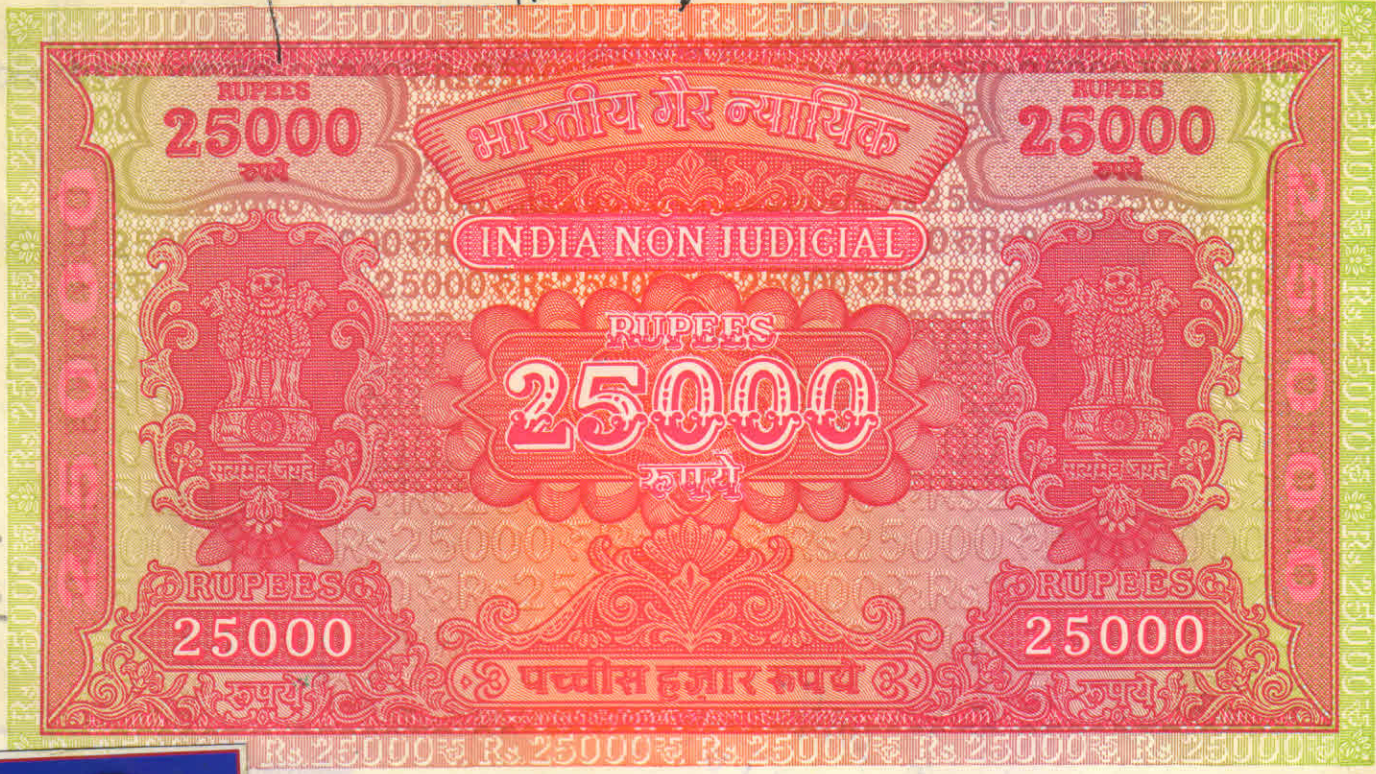
5356

30/10/10  
Original Rs. 43,19,299/-  
Rs. 17,22,800/-  
Handwritten notes

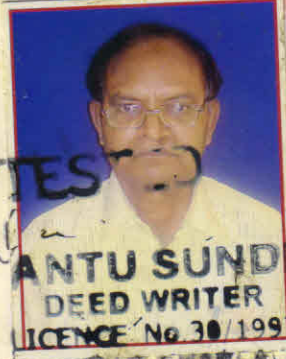
5338

98

9/10/10  
T-4  
9/10/10



02DD 744872



Jadunandan Ram.  
Secretary

Adityapur Ind. Area Devt. Authority, Adityapur.



LEASE-DEED

This indenture is made this the 9th Day of Oct 2010 Two thousand and ten at Adityapur

BETWEEN

Adityapur Industrial Area Development Authority, hereinafter called the "Lessor" which expression shall, where the context so admits or implies, include his successors in office and permitted assigns of the ONE PART

A N D

Xavier Institute for Tribal Education (XITE) Jamshedpur, a Christian religious minority association founded and managed by the Jamshedpur Jesuit Society and registered as a society under the Societies Registration Act, 1860, having its registered office at XLRI

Lawyer's signature

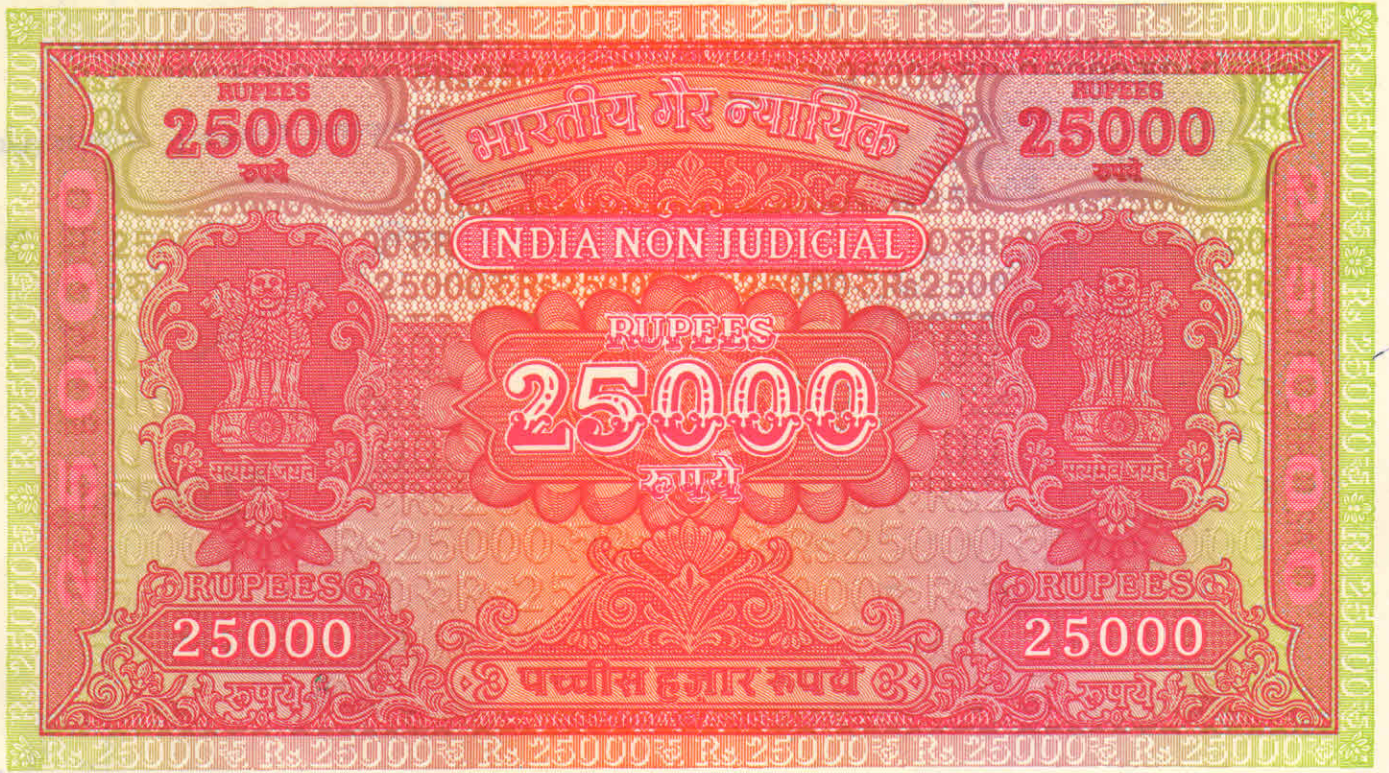
Bo ->  
E ->

Handwritten notes in purple ink at the bottom left.









02DD 744873

*[Handwritten Signature]*  
 Secretary  
 XITE, Gamharia

*[Handwritten Signature]*  
 Secretary  
 Adityapur Ind. Area Devel.  
 Authority, Adityapur

Campus, XLRI (Xavier Labour Relations Institute) C.H Area (East), P.S Bistupur, Town Jamshedpur-831001, District East Singhbhum, Jharkhand, represented by its Secretary-in-Office Father E.A Augustine SJ, S/o Late E.J Anthrayose, residing at XITE Campus, Tata Complex Colony, Gamharia, P.S Gamharia, District Saraikela - Kharswan, Jharkhand, hereinafter called the "Lessee" which expression shall, where the context so admits or implies includes his successors, legal representatives, and permitted assigns of the OTHER PART.

WHEREAS THE LESSEE has applied for the land described and specified in Part I of the Schedule appended hereto belonging with all rights, easements and appurtenances thereto, belong except and reserving unto the lessor all mines, minerals under the said



No. 5158  
Value Rs. 25,000/-  
Total Value 4,78,800/-  
Date of Sale 23.07.10

Sold to Director - XITE TADA complex colony Gramharia  
P.S. Gramharia

m. Loose

Stamp Clerk  
District Treasury  
Seralkella-kharwan

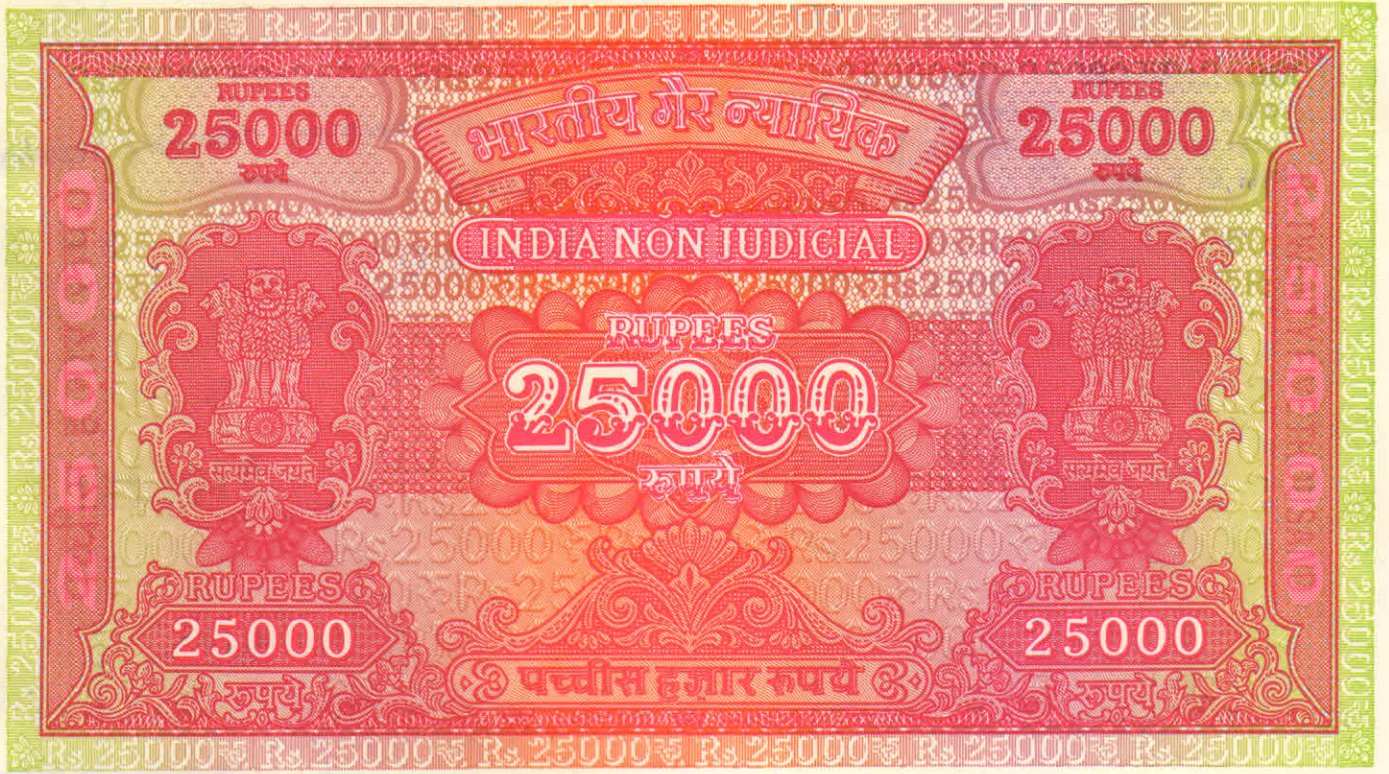
010850

कोषागार पदाधिकारी  
सरयकेला - खरसोवा

23 JUL 2010







02DD 744874

*[Signature]*  
 Secretary  
 Adityapur Ind. Area Devs.  
 Authority, Adityapur.

*[Signature]*  
 Secretary  
 XITE, Gamharla

land or any part thereof, for establishing educational institutions for teaching, training, coaching and other allied educational activities along with residential accommodations for staff members and hostels for students.

**NOW THIS INDENTURE WITNESSETH:**

In consideration of the bond executed by the lessee and the payment to the lessor by the lessee of the salami of Rs 42,13,899.00 (Rupees forty two lakhs thirteen thousand eight hundred ninety nine) only, being the full and final payment calculated on the basis at Rs 122142.00 (rupees one lakh twenty two thousand one hundred forty two) only per acre as fixed by the Authority and of the rent hereby reserved and of the covenant and agreement on the part of the lessee and fully mentioned in Part II of the schedule, the lessor doth



No..... SIS 7 ..... Sold to Director → ITE Taha complex colony Ramhari  
Value Rs..... 25000 .....  
Total Value..... 1,32,800 .....  
Date of Sale..... 23.07.10.....

P.s. Ramhari

in leave

Stamp Clerk *[Signature]*  
District Treasury *[Signature]*  
Seraikeela-kharswan

010849

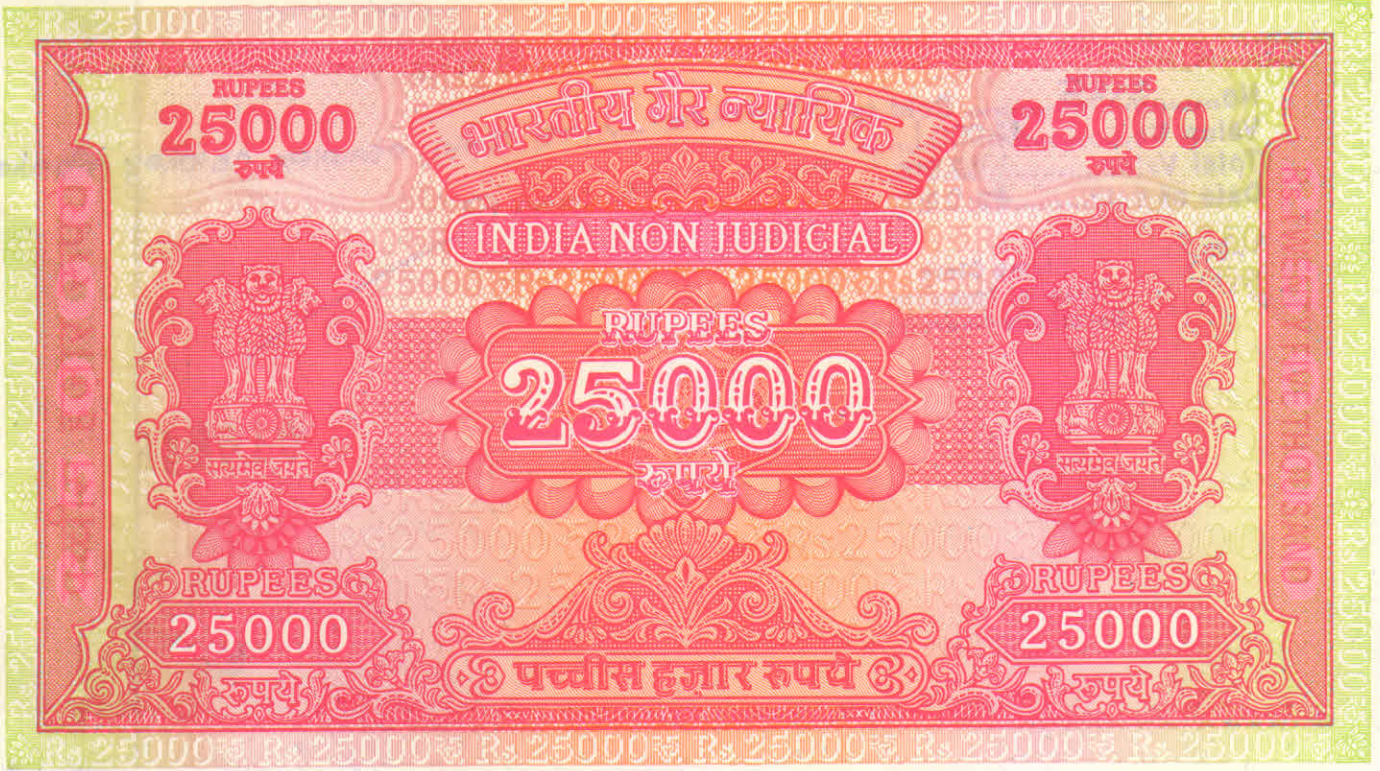
*[Green checkmark]*

कोषागार पदाधिकारी  
सरायकेला - खरसोवा

23 JUL 2010







02DD 744875

*[Signature]*  
 Secretary  
 XITE, Gamharia

*[Signature]*  
 Secretary  
 Adityapur Ind. Area Deva.  
 Authority, Adityapur.

hereby grants to the lessee that plots/pieces of land mentioned and described in Part I of the Schedule.

**Schedule**

**Part-I**

Details of the land to be leased out hereinafter referred as:

Village: Kalikapur and Saldih

Thana No.:50 and 51

Thana: Saraikela

Area: 34.50 acres

Phase No: Large Sector

Dist: Saraikela-Kharswan



No. SISS  
Value Rs. 25,000/-  
Total Value 1,72,800/-  
Date of Sale 23.07.10

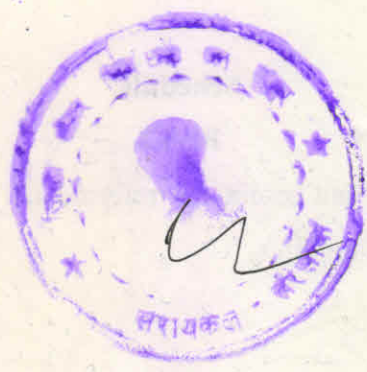
Sold to Director - XITE Tada complex colony Ramharid  
P.S. Ramharid, Leas

Stamp Clerk  
District Treasury  
Seralkella-kharswan

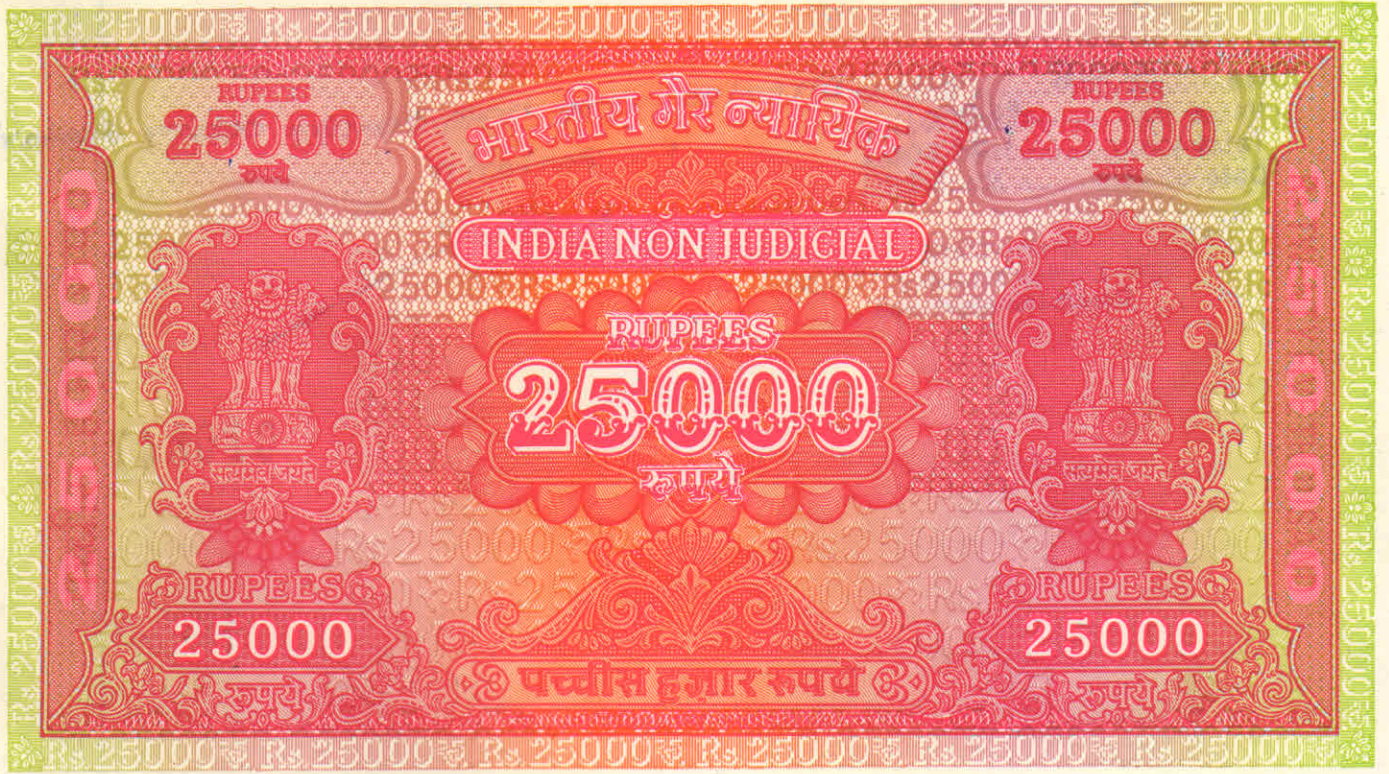
010848

कोषागार पदाधिकारी  
सरायकेला - खरसावा

23 JUL 2010







02DD 744876

*[Signature]*  
Secretary  
Adityapur Ind. Area Deve.  
Authority, Adityapur.

*[Signature]*  
Secretary  
XITE, Gamharla

Survey Plot No:

Khata No.

Village – Kalikapur – Thana No. 50

1(P)	43
2(P)	44
6(P)	28
7(P)	44
10(P)	44
52(P)	43
8/489 (P)	16
9/490 (P)	42
10/491 (P)	44
52/495 (P)	45



No..... 5156 .....  
Value Rs..... 25,000/.....  
Total Value..... 1,42,800/.....  
Date of Sale..... 23.07.10

Sold to Director - XITE TATA complex colony Ramhari  
P.S. Ramhari

h 1000

Stamp Clerk  
District Treasury  
Seraikella-khurewan

010847

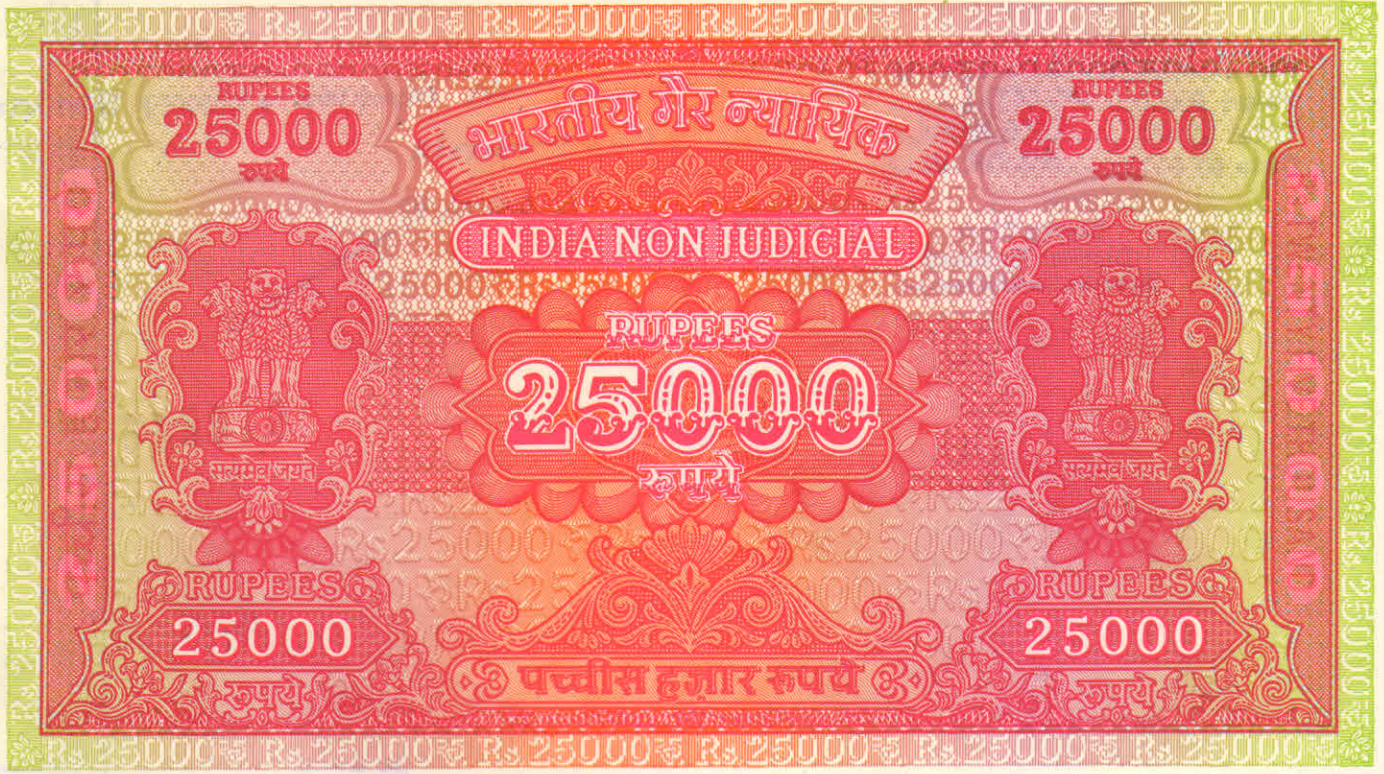


कोषागार पदाधिकारी  
सरायकेला - खरसावा

23 JUL 2010







02DD 744877

*[Signature]*  
 Sec. clary  
 Adityapur Ind. Area Deva.  
 Authority, Adityapur.

*[Signature]*  
 Secretary  
 XITE, Gamharria

Village – Saldih – Thana No. 51

Khata No

1 (P)

58

Total Area : 34.50 acres

Boundary

Survey Plot No.

Industrial Plot No.

North: Village Bangaon (Thana No 451)

ALADA Boundary (451)

South: Village: Kalikapur (Thana No 50)

TAYO Colony *[Signature]*

Plot Nos: 10/491(P), 10(P),52(P),  
52/495(P), Village Saldih (Thana No 51) 1(P)



No..... 5158 ..... Sold to  
Value Rs..... 25,000 / .....  
Total Value..... 1,79,800 / .....  
Date of Sale..... 23.07.10.....

Director - XITE TATA complex colony Ramharia

P.S. Ramharia

h. LEON E

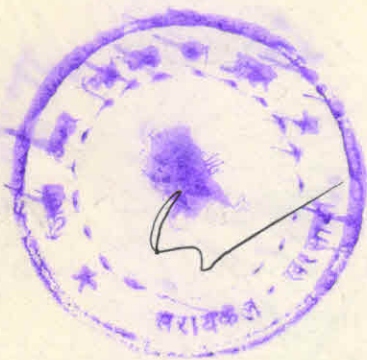
Stamp Clerk  
District Treasury  
Seraikeela-kharwan

010846

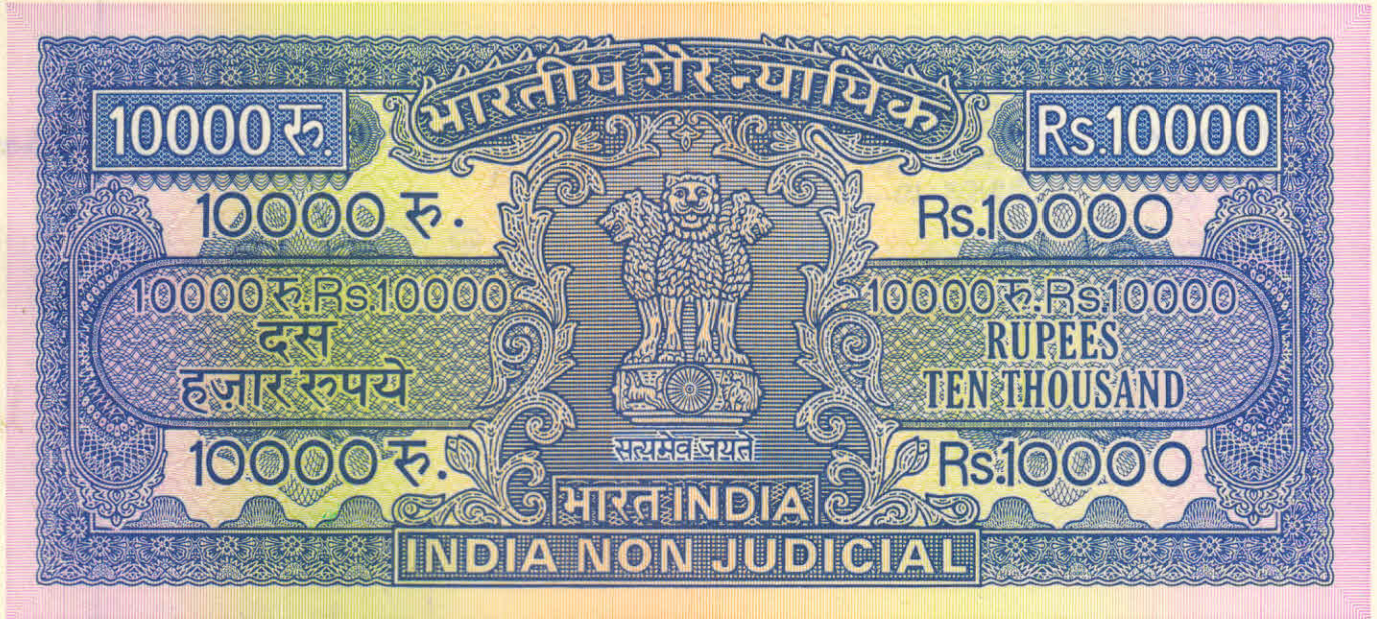


कोषागार पदाधिकारी  
सरायकेला - खरलौंग

23 JUL 2010







03AA 785549

*[Signature]*  
Secretary

Adityapur Ind. Area Deva.  
Authority, Adityapur.

*[Signature]*  
Secretary  
XITE, Gamharia

East: Saldih (Thana No. 51) Plot No. (1) P

West: Village Kalikapur (Thana No 50)

Plot Nos. 1(P), 2(P), 6(P), 7(P),

8/489 (P), 9/490 (P), 10/491 (P)

VAIADA Boundary *[Signature]*

AIADA Land

Possesion taken over of plots on 23 - 10- 2009



No..... 5159..... Sold to  
Value Rs..... 10,000/.....  
Total Value..... 1,42,800/.....  
Date of Sale..... 23.07.10.....

Director - XITE Tata complex colony, Ghatkoti  
P. S. - Ghatkoti

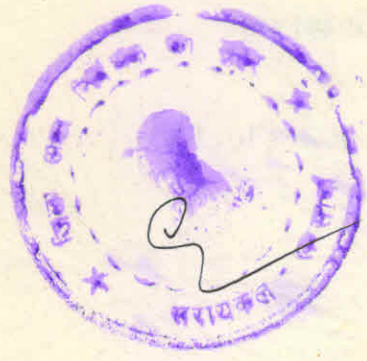
h 1002

Stamp Clerk  
District Treasury  
Seralkella-kharswan

011108

कोषागार पदाधिकारी  
सरायकला - खरसीना  
23 JUL 2010


Authoriz. Authority  
Address: Ind. Area Dept.







03AA 785550

  
 Secretary  
 Adityapur Ind. Area Deve.  
 Authority, Adityapur.

  
 Secretary  
 XITE, Gamharia

### Part-II

#### TERMS AND CONDITIONS OF THE LEASE

1. That the lease of land detailed in Part I of the schedule is given for ~~Thirty~~ **Years** to the lessee by the lessor subject to renewal at the option of either party for such period as may be mutually agreed upon.
2. That the lessee would pay to the Adityapur Industrial Area Development Authority the proportionate cost, if any, of development of land so leased which would include the cost of construction of roads for communication purpose, laying of sewerage and water pipes, construction of electric lines etc. and other expenditure as may be decided to be part of the development cost by the Adityapur Industrial Area Development Authority. The decision of the Adityapur Industrial Area Development Authority as to what would constitute the development cost would be final. Such cost



No. 5159 Sold to  
Value Rs. 10,000/-  
Total Value 1,78,800/-  
Date of Sale 22.07.10

Director - KITE TATA complex colony Namharla  
P.S. Namharla

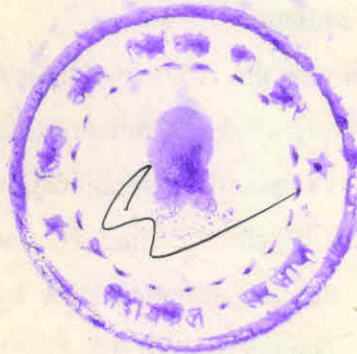
m 1005

Stamp Clerk  
District Treasury  
Seralkella-kharswan

011107

कोषागार पदाधिकारी  
सरायकेला - खरसोबा

23 JUL 2010







Secretary  
Adityapur Ind. Area Devt.  
Authority, Adityapur.

would be subject to the revision by the Adityapur Industrial Area Development Authority periodically and the revised cost would be applicable to the lessee.

- 2 (a) The lessee had the option to pay the total cost of the land and its development as calculated and fixed by the Authority/Government of Jharkhand in two installments. The delivery of possession of land has been made to the lessee after payment of the total cost of the land in two installments.
3. That in case the actual cost of the Development if any cannot be finally determined for any reason whatsoever at the time the lessee is put in possession of the land, the lessee shall pay, the tentative cost of development as may be fixed by Adityapur Industrial Area Development Authority and shall also execute a bond in favour of the lessor undertaking to pay on demand the balance of the cost of development of the land as and when determined by Adityapur Industrial Area Development



No.....5160..... Sold to  
Value Rs.....1000.....  
Total Value.....1,42,800.....  
Date of Sale.....23.07.10.....

Director - XITE area complex colony Gamlaria  
P.O. Gamlaria h. Leoty

Stamp Clerk  
District Treasury  
Seraikeola-kharswan

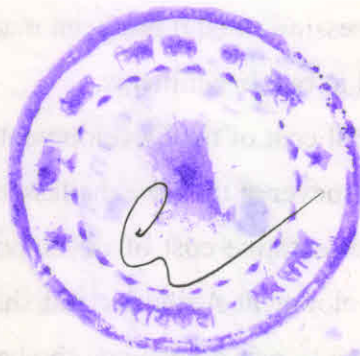
Rs 1000

010955

कोषागार पदाधिकारी  
सरायकेला - खरसावा

23 JUL 2010

Secretary  
Industrial Area Devt.  
Authority, Adityapur



Secretary  
XITE, Gamlaria





0105 JUN 83

*[Signature]*  
 Secretary  
 Adityapur Ind. Area Deva.  
 Authority, Adityapur.

*[Signature]*  
 Secretary  
 XITE, Gamharla

Authority on the basis of actual cost of development along with such other dues, if any, that may be found to be payable by the lessee in terms of lease.

3(a) The lessee will also be liable to pay the cost toward the maintenance of the infrastructure facilities, if any, in the Industrial Area from time to time as determined by Adityapur Industrial Area Development Authority.

3(b) In case of any change in the ownership or possession of the lease hold premises or any part thereof either by auction purchase or transfer of this lease with the permission of the lessor in terms of the conditions of this deed, the lessor shall execute a fresh lease deed on the same terms and conditions as of this lease and such person shall not be entitled to use the lease hold premises or any part thereof for any other purpose than the one for which the lease shall be granted. In case however such person intends to use the lease hold premises or any part thereof so transferred to him



SIGI  
 No. ~~5162~~ Sold to  
 Value Rs. 1000/-  
 Total Value 1,00,000/-  
 Date of Sale 23.07.10

Director - XITE Taha complex colony Namharla  
 P.O. Namharla  
 In Lease

Stamp Clerk  
 District Treasury  
 Seralkella-kharwan

010954

कोषागार पदाधिकारी  
 सरायकेला - खरसीवा

23 JUL 2010

Secretary  
 Adityan Lal Area Devt  
 Authority, Adityan

Secretary  
 XITE, Namharla




*(Faint, mirrored text from the reverse side of the document is visible through the paper.)*





झारखण्ड JHARKHAND

339670

  
Secretary  
Adityapur Ind. Area Deve.  
Authority, Adityapur.

for any other purpose than the one for which the lease has been granted, such lease with such person shall be subject to approval by the lessor for such other purpose and such approval shall be at the new rate prevailing at that time for the land etc. in question.

- 4 That the lessee shall pay, annually to the Adityapur Industrial Area Development Authority or their nominee as rent, the sum of Rs 21080.00 calculated @ Rs.611.00 per acre in one instalment on or before 31 March every year. The said ground rent is liable to be doubled after every ten years and thereafter may be revised after every <sup>twenty</sup> years in accordance with provision of the Law and Rules framed by the Government of Jharkhand or Adityapur Industrial Area Development Authority or any other competent body as the case may be in force for the time being and in the absence of any such laws or rules, as may be fixed by the lessor.



No. 5169 Sold to Director - XITE Tata complex colony Jamkaria  
Value Rs. 500.  
Total Value 1,78,800.  
Date of Sale 22.07.10

Pr- Jamkaria  
h. Leok

Stamp Clerk  
District Treasury  
Serakella-kharswan

011234

कोषागार पदाधिकारी  
सरायकेला - सरसीवा

23 JUL 2010

Secretary  
Adityapur Ind. Area Devt.  
Authority, Adityapur



Secretary  
XITE, Jamkaria





झारखण्ड JHARKHAND

663996

  
Secretary  
XITE, Gamharia

  
Secretary  
Adityapur Ind. Area Deve.  
Authority, Adityapur.

- 4(a) In addition thereof, if any outstanding dues come to light at any later date due to errors of accounts or otherwise, the lessee shall pay the same to the lessor with such interest and within such time as the lessor may decide.
- 4(b) The financial institution which takes the mortgage of the lease hold or any part thereof in the event of sale thereof shall obtain prior information about the dues other than the land cost. Thereupon the lessee shall intimate the lessor and indicate in the notice for sale that the purchaser will be given possession of the lease hold by such institution only after the purchaser produces a clearance certificate issued by the lessor in the office of such institution.
5. If whenever any part of the rent and or development cost hereby reserved shall be in arrears, the same may be recovered from the lessee as arrears of land revenue under the provisions of the Jharkhand Public Demands Recovery Act.



No.....5163  
Value Rs.....100/-  
Total Value.....1,23,000/-  
Date of Sale.....28.07.10

Sold to Director-XITE tata complex colony Ramharis  
P.S. Ramharis

Stamp Clerk  
District Treasury  
Seralkolla-kharswan

h. Leok

कोषागार  
प्रशासकालय - खरसवा

23 JUL 2010



Secretary  
XITE, Gampaha

(x) In addition thereto, if any outstanding dues come to light at any later date due to errors of accounts or otherwise, the lessee shall pay the same to the lessor with such interest and within such time as may be specified in writing by the lessor.

(y) The financial institution shall be responsible for the loan upto the date of the completion of the work and the lessor and lessee shall be jointly and severally liable for the repayment of the loan upto the date of the completion of the work.

If whereas any part of the rent and or development cost hereby received shall be in arrears, the same may be recovered from the lessee as interest of bank account under the provision of the Maharashtra Public Demands Recovery Act.





झारखण्ड JHARKHAND

663997

  
Secretary  
Adityapur Ind. Area Deva.  
Authority, Adityapur.

  
Secretary  
XITE, Gamharia

6. The lessor and the lessee hereby covenant and agree as follows.

- (i) That the lessee will not assign, mortgage, under let or part with the possession over the land or any right or interest therein or in respect there to without the previous written consent of and also without due approval of any such deed in writing by the lessor or his nominee. However, no separate permission will be required to be obtained by the lessee for mortgaging it with any financial institution for raising loans for the purpose for which the land is allotted, and in that case dues of the Adityapur Industrial Area Development Authority shall also be first charge on the properties of mortgage PARI PASSU with the charge of the Financing Institution. Further, the properties offered as security against the loan of the Financial Institution should be adequate to cover the full dues of the Adityapur Industrial Area Development Authority as the loan given



No..... 516.4..... Sold to  
Value Rs..... 100/-  
Total Value..... 1,72,800/-  
Date of Sale..... 23.07.10.....

Director - XITE Tala complex colony Ramharia  
P.S. Ramharia

Stamp Clerk  
District Treasury  
Seralkella-kharwan

to Lease

कोषागार पदाधिकारी  
सरकारकेला - खरखाना

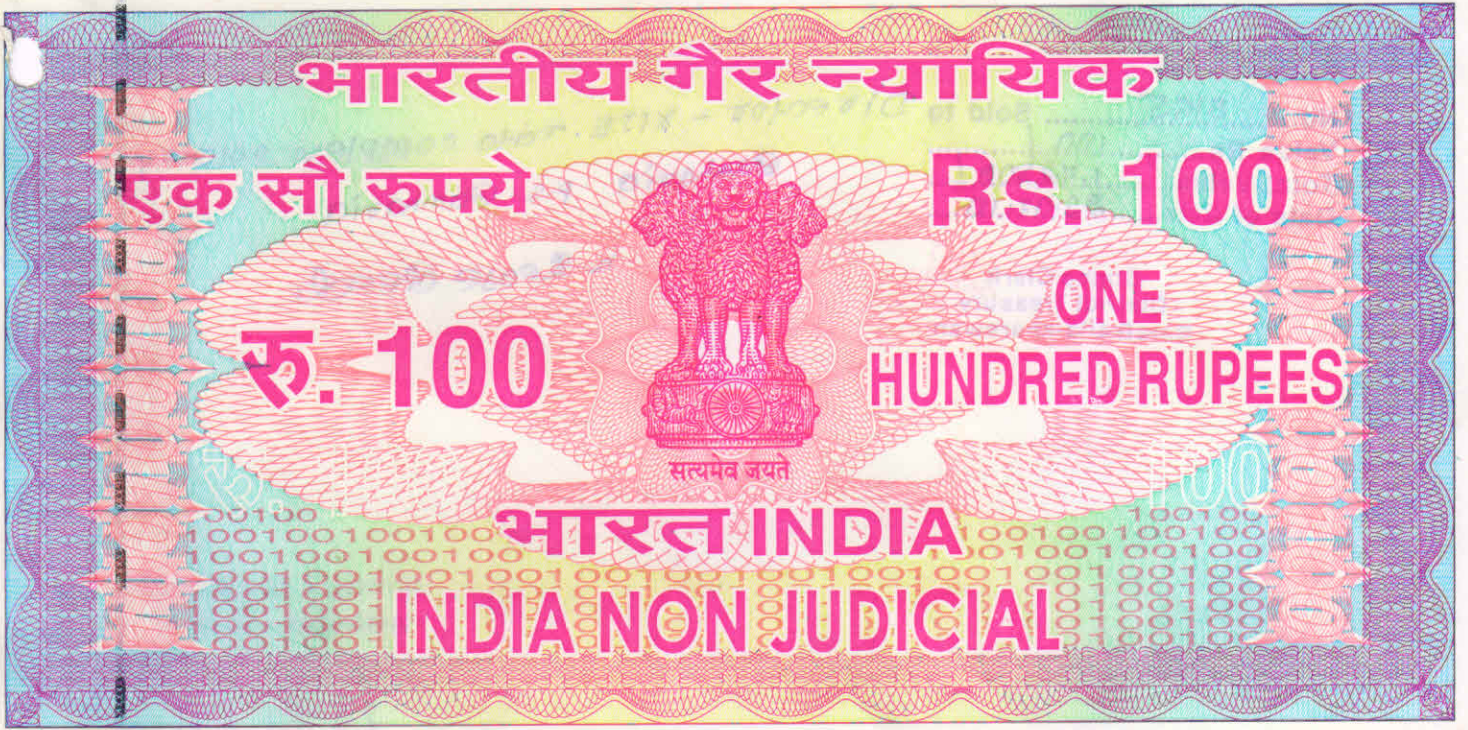
23 JUL 2010

Stamp Clerk  
Advisor Ind Area Dev  
Authority, Adityapur



The lessor and the lessee hereto consent and agree as follows:  
(1) That the lessor will not assign, mortgage, sub-lease or part with the possession over the land or any right or interest therein to any person without the previous written consent of and also without the approval of the Adityapur Industrial Area Development Authority. However, the lessee is permitted to be obtained by the lessee for mortgaging the land for the purpose of raising loans for the purpose of which the land is situated in the Adityapur Industrial Area Development Authority. The lessee shall be liable to pay the interest on such loans with the charge of the Financial Institution. Further, the lessee shall be liable to provide security against the loan of the Financial Institution should be adequate to cover the full dues of the Adityapur Industrial Area Development Authority as the loan given





झारखण्ड JHARKHAND

663998

  
Secretary  
Adityapur Ind. Area Deva.  
Authority, Adityapur.

  
Secretary  
XITE, Gamharia

- by the financing institution, in that case also the Adityapur Industrial Area Development Authority will retain PARI PASSU interest with the Institution.
- (ii) No change in the lease or proprietorship shall be recognized without the previous written consent of the lessor or his nominee.
- (iii) If the lessee assigns its lease hold interest with the written consent of the lessor in the land described in Part I of the above Schedule, the assignee shall duly get his, its or their names registered with the lessor or his nominee within four calendar months after obtaining possession of the holding and will possess and use the land and be bound by all terms, covenants and conditions herein contained.
- (iv) That if subsequently any part or parts of the said land is required by the State Government or the Adityapur Industrial Area Development Authority for a public



No.....5165..... Sold to  
Value Rs.....100.....  
Total Value.....1,72,800.....  
Date of Sale.....23.03.10.....

Director - XITE TATA COMPLEX COLONY  
Ganharvia P.S. Ganharvia

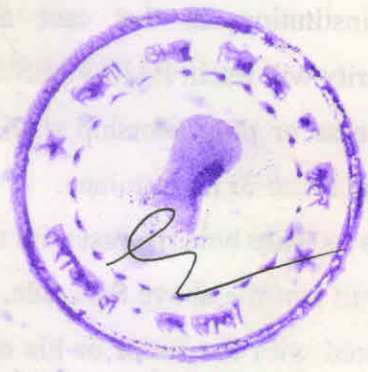
h. Lease deed,

Stamp Clerk  
District Treasury  
Seralkella-kharwan

काषागार प्रदाधिकारी  
सरायकासा

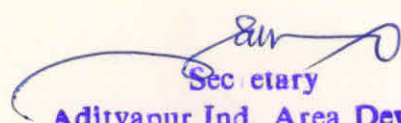
23 JUL 2010

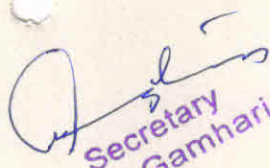
Authority, Adityapur  
Adityapur Ind. Area Devt.  
Sec. CLARK



Secretary  
XITE, Ganharvia



  
Secretary  
Adityapur Ind. Area Deve.  
Authority, Adityapur.

  
Secretary  
XITE, Gamharia

purpose (of which matter the State Government or the Adityapur Industrial Area Development Authority shall be sole judge) the lessee shall on being asked by the State Government or the Adityapur Industrial Area Development Authority transfer to them such part or parts of the said land as the Adityapur industrial Area Development Authority shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State Government or the Adityapur Industrial Area Development Authority shall pay back to the lessee a sum proportionate or equal to, as the case may be, the cost of land and its development, if any, earlier realized from him together with compensation for the building and other structures erected with approval in writing of the lessor or its nominee on such part or parts of the land at a valuation to be determined by the State Government or a report from Civil Engineer authorized by them in this behalf and the decision of the State




Secretary  
Ministry of  
Development  
Government of India  
New Delhi

10/11/2010  
10/11/2010

Government of India  
Ministry of Development  
New Delhi





  
**Secretary**  
**Adityapur Ind. Area Devo.**  
**Authority, Adityapur.**

  
**Secretary**  
**XITE, Gamharla**

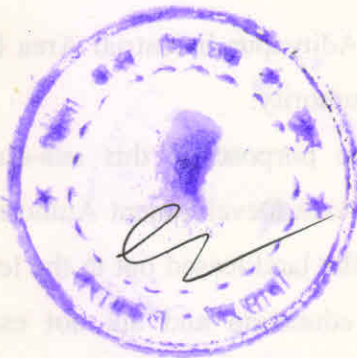
Government or the Adityapur Industrial Area Development Authority shall not be questioned by any Authority.

Provided that for the purpose of this sub-clause the State Government or the Adityapur Industrial Area Development Authority would be entitled to resume only such part or parts of the land leased out to the lessee as were not actually being used for the purpose of education and are not essentially required for any purpose connected with the institution.

- v) If at any time the said land or any part thereof shall no longer be required by the lessee for the purpose for which it is leased out to him the lessee shall surrender the same to the Adityapur Industrial Area Development Authority or with the prior approval of Adityapur Industrial Area Development Authority the lessee may transfer the lease hold right to any other party only for educational purpose to the remaining




Secretary  
Andhra Pradesh Industrial Development Authority



Handwritten signature and initials in the right margin.

Faint, mirrored text from the reverse side of the page, appearing as bleed-through. The text is mostly illegible due to its orientation and fading.

  
**Secretary**  
**Adityapur Ind. Area Deve.**  
**Authority, Adityapur.**

  
**Secretary**  
**XITE, Gamharia**

period of the lease. In case of surrender of the land to Government/Authority, the lessee may get refund of the cost of the land in proportion to the period for which the lease is made out and the actual possession of the lessee. But in case of forfeiture, the lessee shall not be entitled for any refund.

It is also clarified that such transfer be allowed only for educational purpose and in case the transferee wishes to utilize the land for any purpose other than that allotted for, the lessor shall charge the new rates prevailing at the time for land from the transferee before allowing such sale and making a fresh lease deed.

- vi) If the Adityapur Industrial Area Development Authority accepts the offer made under foregoing clause the lessee shall be entitled within six months from the date of which acceptance is communicated to him to remove all building or structures erected on the said land or part thereof, unless the Adityapur Industrial Area Development Authority




Handwritten signature  
Additional Joint Area Director  
Andhra Pradesh

Handwritten signature



Faint, illegible text, likely bleed-through from the reverse side of the page.

  
Secretary  
XITE, Gamharla

  
Secretary  
Adityapur Ind. Area Deve.  
Authority, Adityapur.

also wishes to accept the standing building or structures in which case the lessee shall be entitled to compensation for those in accordance with the valuation as indicated in clause (iv) above.

- vii) That the lessee will not make any excavation upon any part of the said land hereby demised nor remove any stones, sand, gravel, clay or earth there from except for the purpose of digging foundation of building for purpose of execution of any work pursuant to the terms of this lease.
- viii) That the lessee shall at his own cost, construct and maintain an access road from the state road to the said land in strict accordance with specification and details prescribed by the lessor or his nominee.
- ix) That no building or structure to be erected hereafter shall be commenced unless and until specification, plan elevation sections and details thereof shall have been



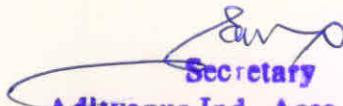
10

Signature  
Address: [illegible]  
[illegible]

Signature  
[illegible]

also required to accept the standing [illegible] in which case the [illegible] shall  
 be [illegible] a [illegible] with the [illegible] as [illegible] in  
 these [illegible]  
 (v) That the [illegible] will [illegible] any part of the [illegible] and [illegible]  
 [illegible] or [illegible] for the [illegible] of [illegible] of any [illegible]  
 [illegible] to the [illegible] of the [illegible]  
 (vi) That the [illegible] shall [illegible] and [illegible] an [illegible] from the [illegible]  
 [illegible] in [illegible] with [illegible] and [illegible]  
 [illegible] by the [illegible] of his [illegible]  
 (c) That no [illegible] or [illegible] to be [illegible] shall be [illegible] and  
 [illegible] [illegible] and [illegible] shall [illegible]



  
Secretary  
Adityapur Ind. Area Deve.  
Authority, Adityapur.

  
Secretary  
AITE, Gamharia

submitted by the lessee in triplicate and the same is approved in writing by the lessor or his nominee

Provided that if the decision of the lessor or his nominee is not available within 180 days of the submission of the plan, etc, it would be presumed that the lessor or his nominee has no objection to the commencement of building or erection as the case may be.

- x) Both in completion of any such building or erection at all times during the continuance of this demised premises, lessee shall observe and conform to the building regulations and to all bye-laws, rules and regulations of the Municipality in existence or to be framed by the Department of Industries, Government of Jharkhand or the Adityapur Industrial Area Development Authority or any Authority authorized by the Department of Industries to frame such rules or having authority in this behalf,




Signature  
Secretary  
Ministry of Labour  
Government of India

Signature



...approved in writing by the labour  
...or the person  
...Provided that the  
...of the  
...of building or contract as the case  
...the  
...is competent to say such building or contract as all things during the  
...of the labour  
...shall observe and conform to the  
...of the Ministry  
...to all over-land, river and navigation of the Ministry  
...of the Department of Industrial Development  
...of the Ministry of Labour  
...of the Department of Industrial Development

  
 Secretary  
 Adityapur Ind. Area Deve.  
 Authority, Adityapur.

  
 Secretary  
 XITE, Gamharia

- other statutory rules or regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.
- xi) The lessee shall submit the plan for building for erection within two months of the delivery of possession of land to the lessee by the lessor.
  - xii) That the lessee shall correctly mark and keep demarcated the boundaries of the said land and point them out to the inspecting officer of Government/Authority.
  - xiii) That the lessee shall not accept without the written consent of the lessor or his nominee use of the land for any purpose other than those specified above subject to such restrictions and conditions as may be enjoined by different laws which are, or may be, in force.
  - xiv) That the lessee shall use the land for the specified purpose within a period of six months from the date of the lease failing which the lease may be terminated and the




Adjutant General's Office  
Adjutant General's Office  
Adjutant General's Office

*[Handwritten signature]*  
Adjutant General's Office



*[Faint, illegible text, likely bleed-through from the reverse side of the page]*

  
Secretary  
Adityapur Ind. Area Deve.  
Authority, Adityapur.

  
Secretary  
XITE, Gamharla

lessee evicted from the land without notice. In case extension is required it can be granted within the discretion of the lessor.

xv) That the lessee shall give preference in admission for various courses/ discipline to the students of Kolhan Division and there shall be one nominee of the Managing Director of the Authority on the Governing Board of the lessee.

7. In case of breach by the lessee of any of the terms and conditions, the lessor shall have the right to determine to this lease and forfeit the consideration money to resume and enter upon the whole of said land without payment of any compensation to the lessee and upon such re-entry the interest of the lessee in said land shall cease and terminate. Provided that lessee shall be given by the lessor reasonable opportunity to show cause and to rectify the commissions or defects if any.




Handwritten signature  
1927  
Additional Jail Area Over  
Authority, Singapore

Handwritten signature  
1927  
KITE, Singapore



...to be ... in case ... is required it can be ...  
... for the ... for various ... decisions ...  
... the ... of the ...  
... of the ...  
... of the ...  
... of the ...  
... of the ...  
... of the ...  
... of the ...  
... of the ...  
... of the ...


  
**Secretary**  
**Adityapur Ind. Area Deve.**  
**Authority, Adityapur.**

  
**Secretary**  
**XITE, Gamharia**

8. In the event of entry by the State Government the lessee shall be entitled to remove within six months from the date of such re-entry all building, structures, installations, machinery and other assets from the said land.
9. Should any dispute or difference arise concerning the meaning or interpretation of any clause of provisions contained in this lease the same shall be referred to the Adityapur Industrial Area Development Authority in the appropriate department and the decision of the Adityapur Industrial Area Development Authority in such dispute or difference shall be final, conclusive and binding on the parties hereto.
10. That the lessee paying the rent and other charges and observing the several covenant and conditions contained in these presents shall hold and enjoy the land up to the tenure of the lease without interruption by the lessor or by any person lawfully claiming under him.





  
Secretary  
Adityapur Ind. Area Deve.  
Authority, Adityapur.

  
Secretary  
XITE, Gamharia

11. That the lessor and lessee shall have their right subject to the liabilities of a lessor and lessee respectively in accordance with section 108 of the Transfer of Property Act., 1882 except Clause (1) and (P) thereof and it is declared that the lessor shall have the fullest liberty to postpone for any time, and from time to time, any action open to him under any of the powers exercisable by him against the lessee and to either enforce or forbear any of the conditions and covenants contained in those presents.

The cost and expenses incidental to the preparation, execution and registration of this lease deed shall be borne and paid by the lessee.




Handwritten signature  
Secretary, J. A. G. O. S.  
Authority, Adirondack

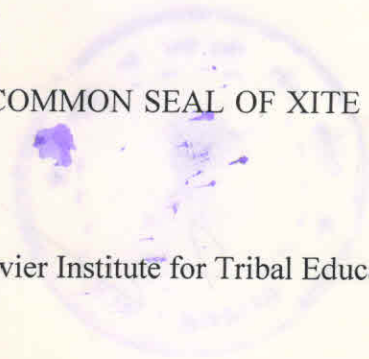


Handwritten signature  
KITE, G. M. S.

Faint, illegible text, likely bleed-through from the reverse side of the page.

  
Secretary  
Adityapur Ind. Area Deva.  
Authority, Adityapur.

IN WITNESS WHEREOF THE COMMON SEAL OF XITE has hereunto been affixed  
and those presents signed.



For and on behalf of XITE (Xavier Institute for Tribal Education)

  
Secretary  
Secretary  
XITE, Gamharia

WITNESSES:

1. FR. JOSEPH SURIN. S/O Late Jaimashi  
XITE Campus, Tata Complex Colony, <sup>Surin</sup>gamharia P.O.
2. Sr. Gracy D/O Late Joseph Varkey  
R/O XITE Campus, Tata complex colony. Gamharia P.O.



Handwritten signature  
Secretary, KITE, Gandhinagar  
KITE Gandhinagar

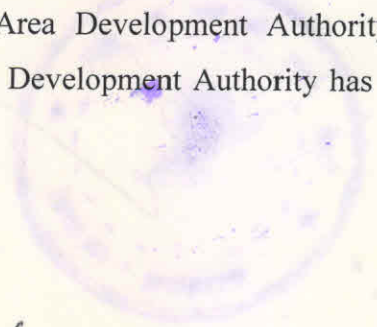


Handwritten signature

Secretary, KITE, Gandhinagar  
KITE Gandhinagar  
KITE Gandhinagar  
KITE Gandhinagar  
KITE Gandhinagar

  
Secretary  
XITE, Gamharia

IN WITNESS WHEREOF THE HAND OF Sri Shivendra Singh,  
of Adityapur Industrial Area Development Authority for and on behalf of the  
Adityapur Industrial Area Development Authority has been affixed on the date and  
year first above written.

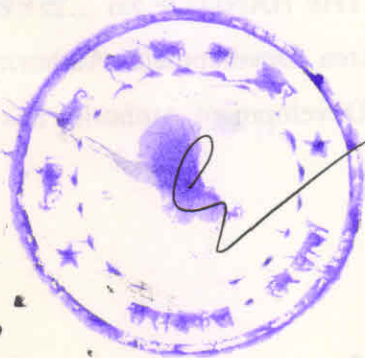


  
Secretary  
**Secretary**  
**Adityapur Ind. Area Deve.**  
**Authority, Adityapur.**

WITNESSES:

- 1.
- 2.





*[Faint, illegible handwritten text]*

*[Faint, illegible text, possibly bleed-through from the reverse side]*

*[Faint, illegible handwritten text]*

*[Faint, illegible handwritten text]*

ATTEN

*Antu*

SERAIKELLA-KHARSAWAN

*Sund*

9/10/07

Certified that the original and duplicate copy of this lease deed are exact, true and are reproduction of each other.

*Antu Sundi*  
**ANTU SUNDI**  
DEED WRITER  
LICENCE No.30/1997  
SERAIKELLA-KHARSAWAN  
9/10/07

For and on behalf of XITE

(Xavier Institute for Tribal Education)

For and on behalf of the Authority

(Adityapur Industrial Area Development Authority)

*[Signature]*

Secretary  
XITE, Gamharia

*ANTU SUNDI*  
DEED WRITER  
LICENCE No.30/1997  
SERAIKELLA-KHARSAWAN

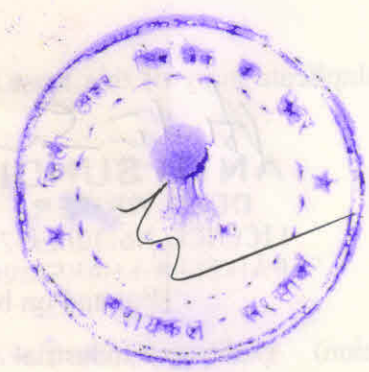
*[Signature]*

Secretary  
Adityapur Ind. Area Deve.  
Authority, Adityapur.



Handwritten text, possibly a signature or date, including the word "GENERAL" and "KARNATAKA".

ATTN: [Handwritten initials]



Faint, mirrored text from the reverse side of the page, including the words "KARNATAKA" and "DEPARTMENT".

Secretary  
Advisory Board, Area Development Authority, Adilabad

Secretary  
KITE, Bangalore



ATTESTED

*Antu Sundi*

ANTU SUNDI  
DEED WRITER  
LICENSE No. 30/1997

*Antu Sundi*

9/10/010



F.B.-E.-A. AUGUSTINE SJ  
NAME OF LESSEE

*[Signature]*  
Signature of Lessee

Certified that the Finger Print of the Left Hand of each person whose photograph is affixed in the documents have been obtained / taken by me or before me.

*Antu Sundi*

ANTU SUNDI  
DEED WRITER  
LICENSE No. 30/1997  
MUMBAI LA-KHARSA...

9/10/010





*[Faint handwritten signature]*

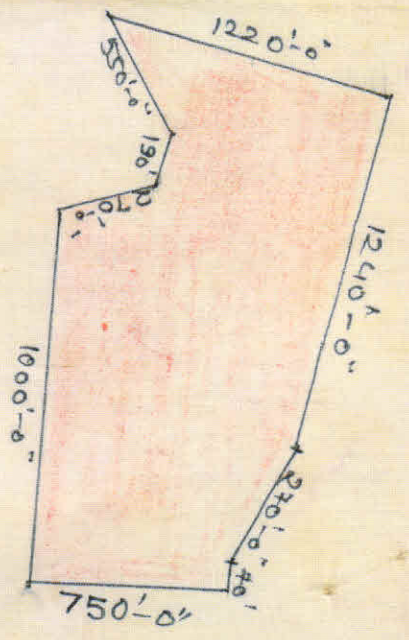
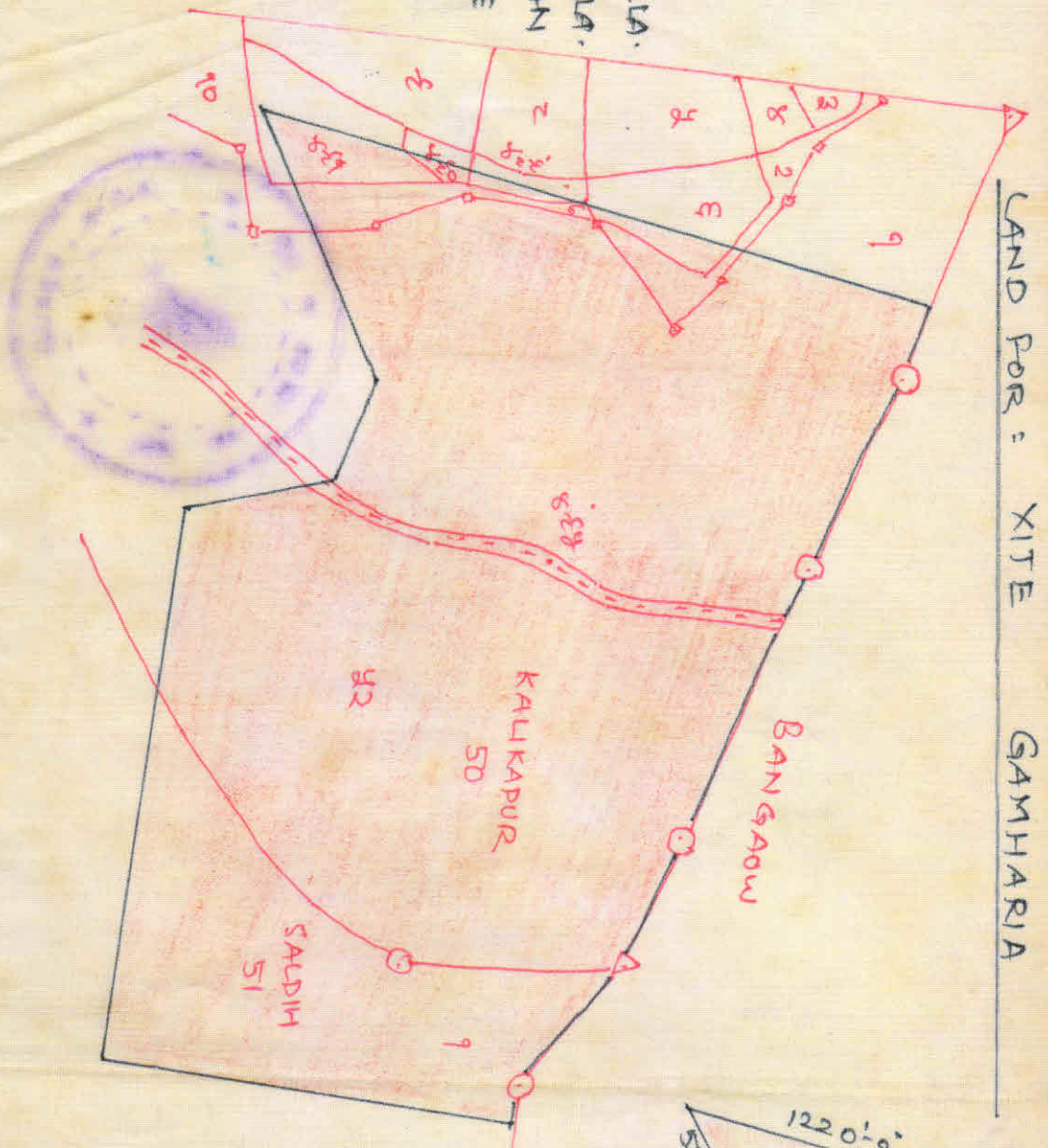
*[Faint, mirrored text, likely bleed-through from the reverse side of the page]*

*[Faint handwritten text and a signature]*

*[Faint printed text, possibly 'SANSKRIT UNIVERSITY']*

VIII - KALKAPUR  
 THANANO:- 50  
 or  
 VIII - SALDIH  
 THANANO:- 51  
 THANA:- SARAIKELLA.  
 DIST:- SARAIKELLA.  
 KHARCAWAN  
 SCALE:- 16"=1 MILE

LAND POR:- XITE GAMHARIA



S. PLOT NO KHATA NO  
 KALKAPUR-50

1	P	43
2	P	44
6	P	28
7	P	44
10	P	44
52	P	43
8/489	P	16
9/490	P	42
10/491	P	44
52/495	P	45
SALDIH-51		
1	P	58

AREA:- 34.50 Acre

CERTIFIED THAT THE ORIGINAL AND DUPLICATE PLANS  
 ARE EXACT TRUE AND REPRDUCTION OF EACH OTHER.

*Handwritten signatures and notes in Hindi/English.*

*Handwritten signature and date: 30/08/10*

See clay Devt.  
 Adityanor Ind. Area Devel.  
 Authority, Adityapur

Secretary  
 XITE, Gamharia

*Handwritten signature and date: 30/08/10*





सिद्धांत विद्यालय, खरसावा  
खरसावा  
आय वित्त विभाग, सिद्धांत विद्यालय



Table with 4 columns: Document Type, Document Name & Address, Amount, and Date. Headers are in reverse order.

Table with 5 columns: Amount, Date, Party Name, and other details. Headers are in reverse order.

Summary table with 4 columns: Total, Date, and other details.

Table with 5 columns: Party Name, Amount, Date, and other details. Headers are in reverse order.



Handwritten signature and notes on the left side.

Printed text at the bottom right, possibly a date or reference number.

1-15-2015

Handwritten notes and signatures at the bottom left.

Handwritten notes and signatures at the bottom right.

Printed text at the bottom right, likely a footer or disclaimer.





निबंधन विभाग, झारखंड  
सरायकेला

Token No.4 Token Date: 09/10/2010 13:59:58

Serial/Deed No./Year :5356/5338/2010

Deed Type: Lease Deed

SN	Party Details	Photo	Thumb
1	<b>Aiada Rep By Asstt. Jadunandan Ram</b> Father/Husband Name:Late Lakshman Ram (LESSOR) Aiada, Adityapur, Dist- Seraikella Kharsawan, Jharkhand		
2	<b>X.I.T.E. Jsr Rep By Father E.A. Augustine</b> Father/Husband Name:Late E.J. Anthrayose (LESSEE) X.I.T.E. Campus, Tata Complex Colony, Gamharia		
3	<b>Joseph Surin</b> Father/Husband Name:Late Jaimashi Surin (Identifier) X.I.T.E. Campus, Tata Complex Colony, Gamharia		
4	<b>Joseph Surin</b> Father/Husband Name:Late Jaimashi Surin (Witness1) X.I.T.E. Campus, Tata Complex Colony, Gamharia		
5	<b>Sister Gracy</b> Father/Husband Name:D/O Late Joseph Varkey (Witness2) X.I.T.E. Campus, Tata Complex Colony, Gamharia		

Book No. I  
Volume 184  
Page 595 To 654  
Deed No 5356/5338  
Year 2010  
Date 09/10/2010 15:28:24

District Sub Registrar

Signature of Operator

विद्यार्थी विवरण पत्रिका  
समाप्त

Form No. 1 (Date: 01/10/2019)  
Serial No. (Year: 2019-2020)  
Date of Issue

क्र.	विद्यार्थी विवरण	पता	चित्र
1	विद्यार्थी नाम: [Name] पता: [Address] (L12345) विद्यार्थी संख्या: [ID]	[Address]	[Image]
2	विद्यार्थी नाम: [Name] पता: [Address] (L12345) विद्यार्थी संख्या: [ID]	[Address]	[Image]
3	विद्यार्थी नाम: [Name] पता: [Address] (L12345) विद्यार्थी संख्या: [ID]	[Address]	[Image]
4	विद्यार्थी नाम: [Name] पता: [Address] (L12345) विद्यार्थी संख्या: [ID]	[Address]	[Image]
5	विद्यार्थी नाम: [Name] पता: [Address] (L12345) विद्यार्थी संख्या: [ID]	[Address]	[Image]



Form No. \_\_\_\_\_  
 Volume \_\_\_\_\_  
 Page \_\_\_\_\_  
 Date \_\_\_\_\_  
 Year \_\_\_\_\_  
 2019  
 01/10/2019

*[Signature]*  
 Director of Education

*[Signature]*  
 Director of Education