

OF
LAND LEASE OVER 29.42 ACRES
IN VILLAGE MOHUDI FOR SANGRAMSAHI
CAMP AREA AT N.I.M.

- x—
1. LOCATION : IN VILLAGE MOHUDI, Thana:
KOLHAN, Thana No. 744
DIST : EAST SINGHBHUM (BHAR)
 2. AREA : 29.42 ACRES
 3. PURPOSE : For construction of Staff
Quarters etc.
 4. LEASE TERM : 30 YEARS
FROM 11.3.1996 TO 10.3.2026
 5. DATE OF EXECUTION : 11.7.97
 6. DOCUMENT REGN. NO. 1857 of 1997
 7. DATE OF PRESENTATION
FOR REGISTRATION : 26.9.1997 (Choi Basa)
 8. ANNUAL RENT : Rs. 3,530.48 and Cess
PAYABLE thereon.

—x—



7246

₹. 1000-00
 ₹. 500-00
 ₹. 500-00
 ₹. 2000-00

26/5/57

N. Singh

320-00

99-00

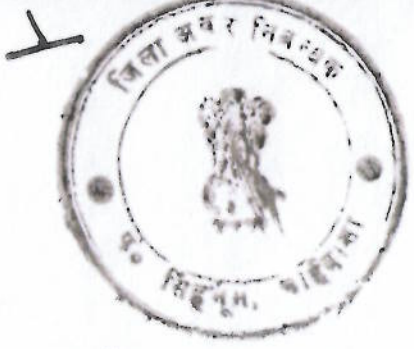
419-00

T.H. Gopal

26/5/57

Sheela Mohan

26/5/57



True Copy.
 [Signature]
 जिला अवर निवासी
 3/11/57

नेवामुडी मंचल अर्थात् लीज नीतिकर्ता
 अभिलेख संख्या 3/95-96 में पारित
 अधिसूचनाओं के अनुसार मैना महुडी, गानाना
 744 खाता नम्बर-2, प्लॉट नम्बर 597

का अंश, रकमा 29-42 एकड़ जमीन का
 लीजधारी ताता आयरन एंड स्टील
 कंपनी लिमिटेड, जमशेदपुर, नेवामुडी

माइनिंग डिविजन के हाथ लीज का
 एक शर्तनामा। - See And on behalf
 of the Tata Iron & Steel Co. Ltd

by their constituted Attorney
 Shri. Sheela Mohan Patraik. लीजधारी
 का हस्ताक्षर K.M. Patraik. गवाह

का हस्ताक्षर: 1. श्री K. Sanjeeb Singh.
 (Kunwan Sanjeeb Singh). Sd. Officer

[Handwritten signature]

2857
 21/10/98
 B.L. Sangupta
 2/-
 4/-



Dr. B.L. Sangupta A.O. Chitwan
 3/1/98
 20/-
 56/-
 93/-
 70/-
 Rupees Two hundred

20/01/98



2.

(Handwritten signature)

S. H. Bhatia
26/9/97

(Chairman), TISCO, Noamundi.
2. Sh. B. Sen Gupta (Barman Sen
Gupta), Advocate, Chaitaber.

मन्त्र मोहन पटनायक
मन्त्री जयलाल उस्ताद
मन्त्री कुंवर
मन्त्री सिद्धपिताका
मन्त्री कुंवर सुश्रीत
पेशा नौबारी ने
कारा किम कि
ने रहने पर
पुस्तिका की है

श. S. C. H. Sahaleo. 11.7.97. अपर
अपने व. सिद्धम-वाइपार (seal).
श. 9.4.1997 11.7.97. (पृष्ठ 2) - नोवामुडी
अचल अर्जेंट लीज नवीकरण अभिलेख
संख्या 3/95-96 में पारित शाये शाहपुर
मौजा महुये जाता नं. 744 लाला नं
2, मॉड नं. 597/ का शेरा रकमा 29-42

म. सुभाष चरण
म. सुभाष चरण
म. सुभाष चरण
Sh. Khetna
Sh. Mohan
atmail.
26/9/97.

सुका. जगत का लीजधारी लाला आपर
रुड स्टील कंपनी लिमिटेड, पाटणापुर
नोवामुडी गाईनिंग डिपिजत के साथ
लीज का रकारनामा - for and on
Behalf of the Tata Iron & Steel

(Handwritten signature)

श. के. म. पत्रिका. लखनऊ का
हस्ताक्षर क. म. पत्रिका. लखनऊ का हस्ताक्षर

1. श. क. Sanjeev Singh. (Kunwar Sanjeev
Singh) Sr. officer (Liaison) Tisco, Noamundi.

श. क. Sanjeev
Singh
26/9/97.

2. श. B. Sen Gupta. (Barun
Advocate, Chaitaber. श. P. S. C. H. Sahaleo.

P. H. Sinha
26/9/97.

11.7.97. डा. सुरेश परमेश्वर
(Seal). श. गलेबिले 11/7/97. (Page 3.)

पं. वा. म. म.
ed & ready by
Numbers.

नोवा मुंडी. जंवल अर्लीह लीज नुकीका
जंवल ल. ल. 3/95-96 में पारित

3/11/98.
imposed by

जादे वा. नु. मी. म. मु. वा. न. न. 744
लाता न. 2, मी. न. 597 का डो. र. का

M. Singh Sandhu
3/11/98.

29-42 एक. मी. का ली. म. री. ल. ल.
जंवल ल. ल. ल. ल. ल. ल. ल. ल. ल. ल. ल. ल.

नोवा मुंडी जंवल लीज नुकीका के लीज लीज
का एकरा नामा. - for And on behalf

of The Tata Iron & Steel Co. Ltd.
By their consolidated Attorney

श. क. म. पत्रिका. लखनऊ का हस्ताक्षर
क. म. पत्रिका. लखनऊ का हस्ताक्षर 1. श.

क. Sanjeev Singh. (Kunwar Sanjeev
Singh) Sr. officer (Liaison), Tisco,

Noamundi. 2. श. B. Sen Gupta. (Barun
Sen Gupta). Advocate, Chaitaber. श.

P. S. C. H. Sahaleo. 11.7.97. डा. सुरेश
परमेश्वर (Seal). श. गलेबिले.

11/7/97. (Page 1) - Schedule XIV - Form
No. 171. General form of lease for

John Cross Mawson.
This indenture made the day of
between the Governor of Bihar
(hereinafter called the lessor which
expression shall, where the context
so admits or implied, include his
successors in office and assigns) of
the one part and B. K. Das, M.A., I.C.S.

पुत्र श्रीम कृष्ण लाल दास, एम. ए. आई. सी.
श्रीम सुधीर दास, डिविजन नौवा मुकद
श्रीम पतिशरी सिंह (hereinafter
called the lessee which expression
shall, where the context so admits
or implied, include his heirs,
executors, administrators, representatives
and assigns) of the other part

(Hereinafter succinctly the object of
the tenancy). where the lessee
has applied for permission to occupy
for the purpose of श्रीम कृष्ण लाल दास (श्रीम कृष्ण लाल दास)
the lands and premises specified in
the first part of the schedule hereunder
written and has paid a sum of Rs. 100
as सद्विधि/conversion of lease from
residential to commercial lease
and where the said application
has received the sanction of श्रीम कृष्ण लाल दास

श्रीम कृष्ण लाल दास एम. ए. आई. सी. के
पत्रांक 867/मु. सु. दिनांक 10.6.97 द्वारा
द्विज नवीकरण क्रम नं 3/95-96 के
द्विज नवीकरण के। Now this indenture

demise unto the lessee all the lands and premises as specified in part I of the schedule with their appurtenances. To hold the same unto the lessee from the 11th day of May 1996 for the term of 30 (thirty) years yielding and paying thereon a clear yearly rent of Rs. 3,530-00 and the lessee hereby covenants with the lessor that he will perform and observe the terms and conditions set forth in the second part of the said schedule. In witness whereof the said parties have hereunto set their hands and seal the day and year first above written. Signed by S. D. S. C. H. Sahas 11.7.97. Asst. Deputy Commissioner, Buxar and on behalf of the Government of Bihar in the presence of S. K. Singh 11.7.97. (Seal). Signed by S. K. Singh and on behalf of the Tada group of Steel Co. Ltd. by their constituted Attorney S. K. Singh Mohan Pratik, lessee. K. M. Pratik in the presence of 1. S. K. Sanjeev Singh (Sanjay Sanjeev Singh) Sr. Officer (Liaison) Tisco Hoamundi. 2. S. B. Sen Gupta (Bannu Sen Gupta) Advocate, Chaurahat. The schedule above referred to. Part-specification of the holding (with the map thereon). Name of block - ...

गुणन नं 744 लाडा नं-2 Number
of plot 597 | अंश situation of plot
गोवागुडी केवल अर्थात् गोवा-मड्डे
Boundaries of plot 597-मार् नं 597
का अंश एवं देलव माहा देलवो-मार् नं
650, पूर्व-मार् नं. 597 का अंश परिचय।

मार् नं 5101 एवं 5115 Area of plot -
29-42 एकड़. Amount of Rent assessed -
3,530-48 (तीन हजार पांच सौ तीस रुपये
अठ्ठासी पैसे) काबज है। Number of
moor of each kind. 2000 | K. M.
Patriale By their Counsel divided Attorney.
(Page 2. See and on behalf of the Tada
Iron & Steel Co. Ltd by their Constituted
Attorney of the Mah Mohan Patriale.
K. M. Patriale) - 2. Sch. XII - Form No.
131. Part II - Terms and Conditions.

1. The lessee shall pay to the Deputy
Commissioner of the said district
The said rent of Rs. 3,530-48 without
any deduction in the following instalments:
when the total rent is below Rs. 500
it should be paid in one instalment
or so before the 15th of January.
2. Except with the previous sanction
of the Deputy Commissioner in writing
and on payment of a fee equal to 25
percent of the yearly rental (provided
that no such fee shall be less than
Rupee 1 or more than Rupee 100-00)

of the said demised land and premises
or any part thereof. In the case
of succession by inheritance no fee
as aforesaid shall be payable, the
persons succeeding shall apply forth-
with to the Deputy Commissioner
(or the sub-Division officer) for
mutation of names and such
application shall bear the Court fee
stamp prescribed by law. Note:—
2 in case of lease both the conditions
of the lease shall be submitted as follows:— Except with
the previous sanction of the Deputy
Commissioner in writing which
he may see fit at his discretion
the lease shall not transfer or
assign, sublet or part with the possession
of the demised land and premises
or any part thereof or any building
erected thereon, provided that
with the sanction to a transfer, assignment
subletting or parting with possession
in favour of a person who is not a
good servant of the same, clause
of the lease shall not be granted unless
an offer of the said transfer, assignment
subletting or parting with possession
has been made and approved provided
at reasonable by the Deputy Commissioner

and in case of disagreement by the Commissioner of the Division whose decision shall be final has been made in writing by all Government Servants concerned and has not been accepted by any of them. The offer shall be made in such manner and remain open for such period as may be directed by the Deputy Commissioner. Provided further that the sanction above said shall not be granted unless a fee of one or 25 percent of the yearly rental whichever is higher is paid to the Deputy Commissioner.

The case of succession by inheritance no fee as above said shall be payable the persons succeeding shall apply for same with to the Deputy Commissioner or the sub-Divisional officer or mutation officer of name and such application shall bear the court fee stamp prescribed by the law.

3. The lessee shall not cut down or in any way injure any trees on the said demised premises without the previous permission in writing of the Deputy Commissioner.

4. The lessee shall make no excavation on the said demised premises other than as may be sanctioned by the Deputy Commissioner and shall not in any way diminish or in any

The written consent of the
(600 and on behalf The Tada Group
Steel Co. Ltd. by their authorized Attorney
at Law by Mohanji ~~...~~ K. M. Padmaik
Padmaik. K. M. Padmaik.) (Page 3) - 3 -

5. The lessee shall keep intact and well defined the boundaries of the said premises and shall from time to time when required by the Deputy Commissioner point these out to any officer or person duly authorized by him in writing to inspect them.

6. In the event of the lessee failing to pay any instalment of rent or of being in default of any of the payments such arrears shall without prejudice to any other right or remedy of the lessor carry interest at the rate of 10 percent per annum from the date on which the same become payable until payment.

7. The lessee shall not erect any building or make any addition to or any alteration in or demolish or remove any building now or hereafter to be erected on the demised premises without the previous consent of the Deputy Commissioner in writing. On breach of this condition the lessor may without prejudice to any other right or remedy require the lessee on one month's notice in writing to demolish any such building or addition and restore the aforesaid premises

Compensation whatsoever in respect thereof.

8. The lessee shall maintain all buildings whether standing on the demised premises at the time of the execution of the lease or erected during the currency of the lease in proper repair.

8-A. The lease shall not without the consent of Deputy Commissioner or Council or permit to be conducted on the land any trade business whatsoever for use of the land or permit the same to be used for any purpose other than that of a private dwelling house. Note: - A lease which shall be deemed to be used for commercial purposes if it is utilised by the lease for business with a capital outlay of Rs. 5000/- and monthly income of Rs. 300/- and where other persons or assistance are employed or where a portion of the land or building is that out for business purposes.

2. The Deputy Commissioner may cancel the lease if the buildings are not completed within 12 months of the date on which it was executed or within such further time if any as the Deputy Commissioner may allow. on such cancellation the Deputy Commissioner may by notice in writing require the ex-lessee

been commenced and not completed
of the materials which may have been
collected on the land and if he fails
to comply with such notice the Deputy
Commissioner after giving a further
notice in writing specifying a time
not less than one month from the
date of service of the notice within
which such building or materials
shall be removed may cause such
removal to be effected and recover
the cost from him. (The clause
should only be inserted in cases granted
expressly for building purpose.)

10. If the lease at any time before
the expiration of this lease is assigned
of resuming possession of the said premises
premises or any part thereof and shall
under the hand of the Deputy Commissioner
serve notice of such assignment on the lessee
and shall deliver him compensation
for any building or other improvement
which he may have erected or made
with the written consent of the Deputy
Commissioner or for any deterioration
in the value of his holding caused by
severance or for such other loss as
the Deputy Commissioner may
see equitable the lessee shall within
three months from the date of receipt
of the notice aforesaid vacate the
said premises or such part

of the compensation aforesaid of the
matter shall be referred to the Commissioner
whose decision shall be final. (See
And on behalf of The Tada Iron &
Steel Co. Ltd by their constituted
Attorney. Sri Khe Maheshwar Patank.
K.M. Patank.) (Page 4.) - 4 -

11: The lessee shall pay all municipal
and other local taxes and dues that
may for the time being be assessed
or charged upon the holding or the
building erected thereon.

12: on breach or non-observance
of any of the terms or conditions aforesaid
the Deputy Commissioner may re-enter
upon the said premises and
may determine this lease. provided
that in case of such re-entry and
determination except on breach of
the condition in clauses 2, 7 and 8, the
lessee shall be entitled to compensation
for standing crops and trees planted
by him and for all buildings erected
and other improvements made by
him with the consent of the Deputy Commissioner
the amount of such compensation to be
fixed by the Deputy Commissioner whose
decision shall be final and conclusive.

13: In the event of any breach or
infringement of any of the conditions
aforesaid the lessee shall in addition

and without prejudice to any other
remedy of the lessor, be liable to a fine
by way of liquidated damages not
exceeding half the said yearly rent.
Any fine so imposed shall be recoverable
under the provisions of the Bihar and
Orissa Public Demands Recovery Act 1914.

14. If three months prior to the expiration
of the said term the lessee shall notify
the Deputy Commissioner that he is
desirous of taking a new lease of
the said premises and shall have
duly observed and performed all
the terms and conditions of this lease
he shall on the expiry of the term of
this lease be entitled to a renewed
lease of the said premises for a further
term of 30 years and at such rent
not exceeding twice the rent payable
under this lease as may then be
fixed by the Collector/Deputy Commissioner
but otherwise on the said term and
conditions and subject to the same
covenants and agreements other
than this covenant for renewal as
are contained in this lease. In the
event of the lessee not taking a new
lease as aforesaid on the expiration
of the renewed lease the same may
be the lessee shall not be entitled to
any compensation for any building

not shall be entitled to dismantle
or remove any such building or
structures and the collector/ Deputy
Commissioner may re-enter on the
said premises and take possession of
the lands building and structures
which shall thereupon vest absolutely
in the lessor. Note. In exceptional
cases in which there is a prospect
of a bona fide development the renewal
clause will either have to be modified
to suit local conditions or omitted
altogether. All such cases shall be
referred to the order of Government.
(See and on behalf of the Tada Iron
and Steel Co. Ltd. by their constituted
Attorney. Shri K. Maheshwar Patnaik,
K. M. Patnaik).

009024/97-98. Sh. G. K. S. 2/6/97. Treasury
officer Singhpur Chaitanya. Sh. G. K. S. 2/6/
97. No. 1807 Date of sale 03.7.97. valued Rs.
1000- sold to Tada Iron & Steel Co. Ltd. Hoammudi
for lease total value of stamp purchased Rs.
2000- (T. Maheshwar Patnaik) 8/11/73-74 Govt. Stamp
vendor Chaitanya. Sh. T. Maheshwar Patnaik. 03/7.00/505/
97-98. Sh. G. K. S. 20/5/97. Treasury officer
Singhpur Chaitanya (w). Sh. G. K. S.
20/5/97. No. 1808 Date of sale 03.7.97.
valued Rs. 5000- sold to Tada Iron & Steel
Co. Ltd. Hoammudi for lease total value

2/ No. 1/73-74/9008 Stamp vendor return
 Sal. T. Mahab 03/7. 001910/97-98. Sal-
 alleable: 20/5/97. measuring officer rights
 (w). Sal alleable 20/5/97: No. 1809 Date
 of Sale 03/7/97. valued Rs. 5000- Sold to
 Tada Iron & Steel Co. Ltd. Hoornandi
 for lease total value of stamp purchased
 Rs. 2000- (T. Mahab) 2/ No. 1/73-74.
 Govt. Stamp vendor certificate Sal-T.
 Mahab 03/7.

Copied & Read by
 Rautu Hanuwar
 3/1/98.

Compared by
 Madhab Singh Sarkar
 3/1/98.

one cutting.



R.O.
 3/1/98.