

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'asa)
8. ANNUAL RENT
PAYABLE : Rs. 3,530.48 and Cess
thereon.

— X —



9246
mp Rs. 1000-00
mp Rs. 500-00
mp Rs. 500-00
Rs. 2000-00



True Copy.
[Signature]
3/1/98
जिला अवर निवासीक
२० विहनुम, जहानाबा

5 (copy)
S. N. Sinha.
26/3/97
Seed paid.
1) 320-00
2) 99-00
419-00
T. N. Yadav
26/3/97

नेवामुडी मंचल अर्थात् लीज नवीकरण
अभिलेख संख्या 3/95-96 में पारित
अपेक्षानुसार मैना महुयी, गानाना
744 खाता नम्बर-2, प्लॉट नम्बर 597

का अंश, संख्या 29-42 एकड़ जमीन का
लीजधारी टाटा स्टील
कम्पनी लिमिटेड, जमशेदपुर, नेवामुडी

माइनिंग डिविजन के तहत लीज का
एकरनामा। - for And on behalf
of the Tata Iron & Steel Co. Ltd

by their constituted Attorney
Sh. Kheena Mohan Patraik, लीजधारी
का हस्ताक्षर K. M. Patraik, जवाह

का हस्ताक्षर: 1. Sh. K. Sanjeeb Singh.
(Kunwan Sanjeeb Singh), S.A. officer

Kheena Mohan
Patraik, 26/3/97

No. 2857 Date of Sale 13/10/37
 Auction No. 21 Sold by B. K. Sengupta & Co
 Total Value of Stamp Purchase to Rs. 4/-
 Govt. Stamp Charbasa
 (London No. 1 (A) 5 - 50)



Dr. B. K. Sengupta & Co. Charbasa
 3/11/98
 20/-
 90/-
 93/-
 209 00 Rupees Two hundred and
 00/- 00/-
 00/-

209 00
 3/11/98

दो
रुपये

दो
रुपये



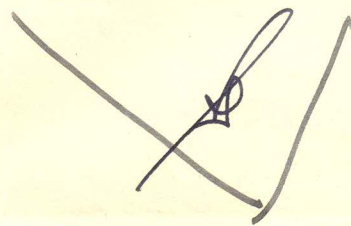
सत्यमेव जयते

TWO RUPEES

भारत

TWO RUPEES

2.



S.H. Sinha.
26/9/97.

(Liaison), TISCO, Hoamundi.
2. Sh. B. Sen Gupta (Barun Sen
Gupta). Advocate. Chaitaney.

वेक्टर मोहन पटनायक
पुष्पको पहलान उसी
मान के श्री कुंवर
श्री सिंह पिता का
त स्व. कुंवर सुरभीत
ह पेया नौकरी ने
सकारा किया कि
रोग रहने पर
स्पष्ट को है

श्री. S. C. H. Sahaleo. 11.7.97. अपर
अपुत्रक. पं सिंहभूम-वाइफस (seal).
श्री. P. K. B. 11.7.97. (page 2) - नोवा मुंडी

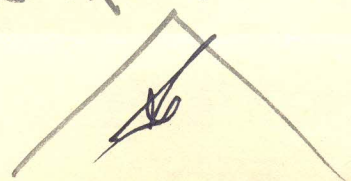
कंचल अर्वात लीज नवीकरण कमिसेष
संख्या 3/95-96 से पारित जाये शांभु
मौजा महुये जाता नं 744 लाता नं
2, सैत नं 597/ का जेरा, रकमा 29-42

माम ग्रामा-चरन
म साहेब का
मिथुन का सिंह कुं

सफर. जगत का लीजधारी लाल आगरा
रुड स्टील कम्पनी, लिमिटेड, पारदेकर
नोवा मुंडी गार्डिंग डिपिजत के साथ

Sh. Khetna
Mohan
Patnaik.
26/9/97.

लीज का रकारनामा - for and on
Behalf of the Tada Iron & Steel



श्री. के. म. पत्राईक. लीकचरी का
हस्ताक्षर श्री. म. पत्राईक. त्रारुका हस्ताक्षर

1. श्री. के. संजिव सिंह. (कुन्वान संजिव
सिंह) Sr. officer (liaison) Tisco, Noamundi.

2. श्री. बी. सेन गुप्ता. (Barun Sen Gupta).
Advocate, Chaibaha. श्री. ए. डी. सी. ए. साहू.

11.7.97. उपर उक्त परमिटर का
(Seal). श्री. ग्लेजबल 11.7.97. (Page 3.) -

नोवामुडी, जंवल अर्लीह लीकचरी का
कमिन्स लेटर 3/95-96 में पारित

का दिनांकुसार मीमा महुका नाना न० 744

लाना न० 2, मार न० 597 का इतरका
29-42 एका. पत्रे का लीकचरी लीक

कामल एड रोल कम्पनी लिमिटेड का उक्त
नोवामुडी कर्मिका दिविस का रान लीक

का एकरा नामा. - for And on behalf
of The Tata Iron & Steel Co. Ltd.

By their consolidated Attorney
श्री. के. म. पत्राईक. लीकचरी का हस्ताक्षर

के. म. पत्राईक. त्रारुका का हस्ताक्षर 1. श्री.

के. संजिव सिंह. (कुन्वान संजिव
सिंह) Sr. officer (liaison), Tisco,

Noamundi. 2. श्री. बी. सेन गुप्ता. (Barun
Sen Gupta). Advocate, Chaibaha. श्री.

ए. डी. सी. ए. साहू. 11.7.97. उपर उक्त
परमिटर का (Seal). श्री. ग्लेजबल.

11.7.97. (Page 1) - Schedule XIV - Form
No. 171. General form of lease for

श्री. के. संजिव
सिंह

26/9/97.

ए. डी. सी. ए. साहू
26/9/97.

का प्रमाण

copied & read by
A. K. Sankar

3/11/98.

compared by

M. Singh Sander

3/11/98.

This indenture made the day of
 between the Governor of Bihar
 (hereinafter called the lessor which
 expression shall, where the context
 so admits or implies, include his
 successors in office and assigns) of
 the one part and श्री श्री. अशोक
प्रसाद शर्मा कानून व्यवसायी, बनारस
श्री श्री. अशोक शर्मा, नोवा मुठ
 (hereinafter called the lessee which expression
 shall, where the context so admits
 or implies, include his heirs,
 executors, administrators, representatives
 and assigns) of the other part
 (Hereinafter succinctly the object of
 the demerit) whereat the lessee
 has applied for permission to occupy
 for the purpose of श्री श्री. अशोक
प्रसाद शर्मा कानून व्यवसायी, बनारस
 the lands and premises specified in
 the first part of the schedule hereunder
 written and has paid a sum of Rs. 10
 as सालाना/Conversion of lease from
residential to commercial lease
 and whereat the said application
 has received the sanction of श्री श्री.
अशोक प्रसाद शर्मा कानून व्यवसायी, बनारस
पत्रांक 867/श.स. दिनांक 10.6.97 द्वारा
लीज नवीकरण क्रम नं 3/95-96 के
द्वारा दी गयी है। 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 11/1996 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
Shri. S. C. H. Sahasr. 11.7.97. Asst. Deputy
Commissioner W. B. Bhabha and
on behalf of the Governor of Bihar
in the presence of Shri. S. K. Singh. 11.7.97.
(Seal). Signed by Shri. S. K. Singh and on behalf
of the Tada Iron & Steel Co. Ltd. by
their constituted Attorney Shri. K. M. Prasad
Mohan Prasad. Lessee. K. M. Prasad.
in the presence of 1. Shri. K. Sanjeev Singh.
(Sanwar Sanjeev Singh) SR. Officer (Liaison)
Tisco Hoquandi. 2. Shri. B. Sen Gupta.
(Bannu Sen Gupta) Advocate, Chauraha.
The schedule above referred to.
part - specification of the holding
(with the map thereon). Name of
block -

गणना नं 744 काता नं-2 Number
 of plot 597 / कंटा situation of plot
 गोवा मुद्रा केंद्र अर्थात गोवा-मुद्रा
Bondaries of plot 302-मां नं 597
 का कंटा एवं रेखा लाई रेफिना-मां नं
 650, पूर्व-मां नं. 597 का कंटा परिचय।
 मां 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) काला सैदा / Number of
 meet of each kind. दोन / K. M.
 Patraik. By their Cons. Attorney.
 (Page 2. too and on behalf of the Tada
 Iron & Steel Co. Ltd. By their Cons. Attorney
Attorney of the Mahabhanu Patraik.
 K. M. Patraik. - 2. Sch. XII - Form No.
 131. Part II - Terms and Conditions.

1. The lessee shall pay to the Deputy
 Commissioner of present district
 the said rent of Rs. 3,530-48 without
 any deduction in the following instalments:-
 when the total rent is below Rs. 5-00
 it should be paid in one instalment
 or as 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 rent (provided
 that no such fee shall be less than
Rs. 10 or more than Rs. 100-00)
 the lessee shall not transfer, assign,

of the said demised land and premises
or any part thereof. In the case
of succession by inheritance none
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 by the Chakraborty
town/Chakraborty clause 2 may be
submitted as follows:— Except with
the previous sanction of the Deputy
Commissioner in writing which
he may refuse at his discretion
the lease shall not transfer or
sublet or part with the possession
of the demised land and premises
or any part thereof may building
erected thereon. provided that
sanction to a transfer, assignment
subletting or parting with possession
in favour of a person who is not a
gout servant of the same clause
as the lessee shall not be granted unless
an offer of the said transfer/assignment
subletting or parting with possession
for a consideration approved provided
as 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 aforesaid 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. In the case of succession by inheritance no fee as aforesaid shall be payable. The persons succeeding shall apply for the same to both the Deputy Commissioners or the sub-Divisional officers for mutation of names 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 Deputy Commissioner
(and on behalf The Tada Iron &
Steel Co. Ltd. by their authorized Attorney
Sd/- Mr. Mohan ~~Prasad~~ ~~Prasad~~ ~~Prasad~~
Prasad. K. M. Prasad.) (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 to be borne the charges herein fixed for such 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 wherever 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 lessee at any time before
the expiration of this lease is desirous
of resuming possession of the said demised
premises or any part thereof and shall
under the name of the Deputy Commissioner
serve notice of such desire on the lessee
and shall tender 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
to the Deputy Commissioner may
seem equitable the lessee shall within
three months from the date of receipt
of the notice or so long as the
said demised 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. J. K. Mohan Patnaik
K. M. Patnaik. (page 4.) - 4 -

11. The lessee shall pay all municipal
and other local rates and taxes 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-entr
upon the said premises and
may determine this lease. provided
that in case of such re-entrance and
determination except on breach of

the condition in clauses 2, 7 and 8, the
lessee shall be entitled to compensation
for felling 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 fines 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 terms 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 lessee may
be the lessee shall not be entitled to
any compensation for any building

not shall be permitted to dismantle
or remove any such buildings or
structures and the collector/ Deputy
Commissioner may be - enter on the
said premises and take possession of
the lands buildings and structures
which shall thereupon vest absolutely
in the lessor. Note - In exceptional
cases in which there is a prospect
of a reasonable 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 expert of government
(Gov and on behalf of the Tata Iron
and Steel Co. Ltd. by their Constituted
Attorney - Shri Khe. Maheshwar Patraik.
K. M. Patraik).

009024/97-98. Sh. G. Meher. 2/6/97. Treasury
officer Singhpur Chaitanya. Sh. G. Meher. 2/6/
97. No. 1807 Date of sale 03.7.97. valued Rs.
1000- Sold to Tata Iron & Steel Co. Ltd. Hoamundi
for lease total value of stamp purchased Rs.
2000- (T. Maheshwar) Sh. No. 173- for Govt. Stamp
vendor Chaitanya. Sh. T. Maheshwar. 03/7. 001505/
97-98. Sh. G. Meher. 20/5/97. Treasury officer
Singhpur Chaitanya (w). Sh. G. Meher.
20/5/97. No. 1808 Date of sale 03.7.97.
valued Rs. 500- Sold to Tata Iron & Steel
Co. Ltd. Hoamundi for lease total value

2/ No. 1/73-74. Govt. Stamp vendors Chaitaber
Sl. T. Mahab 03/7. 001910/97-98. Sl.
eligible: 20/5/97. measuring officer Highb
(w). Sl. eligible 20/5/97. No. 1809 Date
of Sale 03/7/97. valued Rs. 500/- Sold to
Tada Iron & Steel Co. Ltd. Hoammali
So. West total value of Stamp purchased
Rs. 2000/- (T. Mahab) 2/ No. 1/73-74.
Govt. Stamp vendors Chaitaber. Sl. T.
Mahab 03/7.

Copied & Recd by
Rantu Humbery
3/1/98.

Compared by
Madhab Singh Sarda
3/1/98.

one cutting.

R.O.



जिला अवर निबंधक
ब. सिंह मुम, बहिनारा
3/1/98.

