



सिंह भारती लिमिटेड  
(एन सी ई सी एम )

STEEL AUTHORITY OF INDIA LTD.

(A Govt. of India Enterprise )

BOKARO STEEL PLANT

BHAWANATHPUR LIMESTONE MINES

P. O. -- BHAWANATHPUR TOWNSHIP

Dist. -- PALAMAU (BIHAR) Pin 822129

No. BIR/S/02/1/696

04/1/93

To

The Secretary,  
Saraswati Vidyamandir,  
P.O. Bhawanathpur Township,  
Dist. Kishki, Bihar.

Sir,

Sub:- Allotment of land for "Saraswati Vidyamandir",  
Bhawanathpur Township (affiliated to Siksha  
Vikash Samiti, Bihar.

With reference to your letter No. 31/91 dated 4.5.91 and your undertaking dated 30.9.93, the temporary buildings (already allotted to you) and its occupied area measuring 3 (three) acres of land in plot No. 377, Khata No. 96, village Sinduriya, Thana, Bhawanathpur, Dist. Garhwa of Bhawanathpur Township is hereby made over to you with immediate effect (as demarcated on the map -attached) for running "SARASWATI VIDYAMANDIR" (an educational institution affiliated to Siksha Vikas Samiti, Bihar) (a-Hindi Medium-co-educational institution upto 10th standard) on a token rent of Re. 1/- (Rupee one only) per annum with the following conditions:-

- a) You will not be allowed to alter/change the design of the existing building and or build any additional structure without prior written approval of competent authority.
- b) You will not ask the M/D management for any assistance or facility in cash or kind for running the school. (An undertaking to this effect has already been given by you).
- c) ~~XXXXXXXX~~ The M/D Management is in no way responsible for the day-to-day functioning of the school and the management committee of the School is fully responsible to manage and run the school.
- d) The land and building provided by the management should be utilised strictly for the purpose it has been provided and should not be used for any other activity including political.
- e) In case of closure of the institution, the land, building and its fixtures are to be handed over to the M/D Management or its successor in good condition and no proprietary right vest with any members of the institution nor have they any right on it.
- f) Any violation of the above conditions may lead to cancellation of the allotment by giving 3 month's notice and you will be held responsible for loss and damages on this account.

Yours faithfully

Estate Officer

Bhawanathpur Limestone Mine.

Encl-1

*[Handwritten signature]*  
4/1/93  
रुपय

भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES

Rs. 50

INDIA NON JUDICIAL

Dated: 22/12/2006

झारखण्ड JHARKHAND

003160

This INDENTURE made on this .....22<sup>nd</sup>..... day of December 2006

BETWEEN

STEEL AUTHORITY OF INDIA LIMITED, (A Govt. of India Enterprises) Raw Material Division (R.M.D.) Bhawanathpur Township P.S.- Bhawanathpur, Dist. Garhwa, Jharkhand hereinafter be called "Lesser" which expression shall unless excluded by/or repugnant to be deemed to include its successors and assigns and Deputy Manager (Land and Estate Office), Bhawanathpur of the said company of ONE PART.

AND

Bal Kalyan Samitee Bhawanathpur Nagari (A Unit of Vidya Vikas Samiti Jharkhand (Registered NO. 1084/1994-95) represented by its secretary Sachindra Pandey here in after be called the Lessee "(Which expression shall unless excluded by/or repugnant to the context be deemed to included its successors and assign) of the OTHER PART.

Whereas the Lesser felt the necessity of opening a public school Viz. SARASWATI SHISHU VIDYA MANDIR at Bhawanathpur Nagari where the

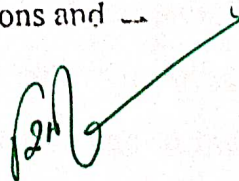
*(Signature)*  
सचिंद्र प्रसाद  
सचिव (भ. वि. समिति)  
भ. वि. समिति, भ. वि. समिति

children of the employees of the Lesser should be taught up to the secondary and /or + 2 or its equivalent stage and where as the Lesser has agreed to allow them to run such a school in the bulding of mines Middle School Township Lesser is the exclusive owner.

Now this indenture witnesses that in pursuance of the said agreement and in consideration of the expenses to be incurred by the Lessee in construction of the said school building (to run Indian system School) and quarter for the staff hereinafter mentioned and in consideration of the annual rent and of the Lesser do hereby demise up to the Lessee all that the piece and parcel of Vacant land containing by estimation measuring three (03) acres land (approx) more fully described in schedule, <sup>an</sup> annual token rent of Rupees one (Rs.1/-) or such other sum may hereinafter assessed under the covenants and conditions hereinafter contained clear of all deductions by yearly payments in each finical year at the office of the Lesser at Bhawanthpur or at such other place as the Lesser may from time to time appoint in this behalf, the such payment after being proportionate to the period of occupation to the demised land during the now current year.

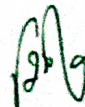
I. The Lesser hereby covenants with the lesser as Follows:-

- 1) That the lesser shall pay the annual rent here in before mentioned on the day and in the manner hereinbefore stated.
- 2) That the lesser shall pay all taxes, rent and assessment and all other outgoings of any kinds which are now or which may at any time hereinafter become payable in respect of the land hereby demised and /or in respect of the building and hereinafter mentioned as whether the same be payable by law.
- 3) That the lessee will at his own cost and expenses correct upon the demised land in accordance with his plans, elevations and

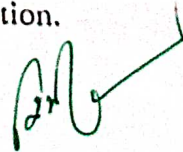


specifications and other construction and structures for aforementioned SARASWATI SHISHU VIDYA MANDIR to be run by the Lesser up to secondary 10+2 school or its equivalent stage with necessary out houses, boundary walls, sewerage, drains etc.

- 4) That the lessee will during the said term maintain electric in salvation in the said premises of demised land on his own cost.
- 5) That the lessee shall not mortgages or sub-let or in any other manner transfer or part with the possession of the whole or part of the demised premises of building standing thereupon.
- 6) That the Lessee shall keep the premises of the demised land in good and substantial repairs during the said term and do all necessary repairs of the buildings, structures sewerage and sanitary condition of the demised land on his own cost.
- 7) That after expiration of the said term (i.e. of thirty three years), the lessee will approach the lesser for extension of the period, which may be considered by the lesser.
- 8) That the lessee shall not give any denominational religious instruction in the school mentioned herein for any community or for other in class hours or an optional or on compulsory basis. The lesser will however have no objection to religious instructions being given to any community out side the class hours.
- 9) That the lessee will not use the demised land and or building to be erected as aforesaid for any purpose other than that for which it has been demised.
- 10) That the Lessee will permit the lesser or its agents at all reasonable time during the subsistence of this lease to enter upon the demised land for the purpose of laying surface under ground or over head drainage, sewerage, gas and water, electric and telephone lines and any other installations required for the township after giving prior notice in writing and in the event of any damage to the building of demised land being occasioned the above work, the Lesser will re-embrace the lessee the cost of repaired of such damages to be mutually agreed upon.

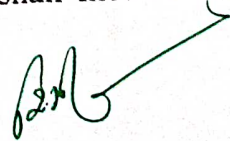


- 11) That the lessee will use and occupy the demised land and building erected there on as school office of the school, Hostel of the school, and the residence of the school staffs i.e. teaching and all any other purposes of the school of the demised land but so as not to be nuisance to the lesser or the residents of the locality.
- 12) That the lessee shall observe all safety regulations with regard to prevention of fire and shall provide, in stall and maintain first Aid, Fire fighting equipments as may be required. Such equipments shall conform to the relevant Indian standards and shall at all times be maintain in a condition fit for immediate use.
- 13) That the be in say way attuned or encroached upon or allow easement of any land whatsoever to be made or acquired into against or upon the demised land or the building or any portion here of to the damages, annoyance or inconvenience of the lesser and in the event of any such act being made or attempted to be made the lessee will give immediate notice to ~~the~~ lesser and will at his (i.e. lessee) own cost adopt such means or such action or other proceedings as may be personably required or deemed proper for preventing any such easement.
- 14) That the lessee will peacefully and quietly yield and surrender to the lesser the demised land along with buildings and other constructions made by him there on in the event of termination of the lease The compensation payable under the clause shall in case of dispute be referred to the arbitration by the sole Arbitrator appointed by the lesser with consent of lessee and the decision shall be final and binding upon the parties. The provisions of the Indian Arbitration and conciliation Act 1996 and the rules framed there under shall apply to such arbitration.



II) The Lesser hereby covenants with the lessee as follows:-

1. That the Lessee paying the rent hereby recovered on the days as aforesaid and performing and observing all the covenants and the stipulations on the lessee's part contained herein shall peacefully hold and enjoy the demised land and the buildings to be erected thereon during the said term without any interruption by the Lesser or any person rightfully claiming under or in trust for it.
2. Provided always and it is hereby expressly agreed by and between the parties hereto as follows:-
  - 1) That it is hereby agreed that all cost stamp duty, fees and other expenses to the preparation, execution and registration of the deed shall be payable by the Lessee.
  - 2) That it is agreed that any demand for payment or notice requiring to be made upon or giving to the Lessee shall be sufficiently made or given to the Lessee if sent by Lesser through the post by registered letter addressed to the Lessee and the demised premises and that any notice requiring to be given to the Lesser shall be sufficiently given or sent by Lessee through the post by registered letter addressed to the Lesser.
  - 3) That whenever such any interpretation found to be necessary in order to give the full scope and effect legally possible to any covenant or contract therein content the Lesser and / or Lessee shall include the same.



4. They will utilize this building and premises exclusively for education purposes only.
5. They will not alter or change the design of this building, without prior permission of DGM- Bhawanathpur- SAIL. Additional structure will not be allowed to construct, without prior permission of DGM- SAIL- Bhawanathpur.
6. They have to incur expenditure for renovation and maintenance of this building.
7. SAIL will not be responsible for day to day functioning of the school and Saraswati Shishu Vidya Mandir Managing committee will be solely responsible to run this school.
8. In case of closure of this school, Saraswati Shishu Vidya Mandir will hand over the building and premises to SAIL- Bhawanathpur or its successor.
9. The building and premises will be given on a token rent @ Re. 01 ( Re. one only) per year and rent will be paid to SAIL- Bhawanathpur at F&A Department and its token will be produced to Estate Section.
10. SAIL- Bhawanathpur will not be liable for any loss or damage or any violation of Right to Education Act.

Keeping in view of above, It is proposed to allot the building and premises of middle school to Saraswati Shishu Vidya Mandir, Bhawanathpur Township.

DGM( Mining) is herewith requested to obtain approval of competent authority for this purpose.

Submitted please.

Sr. Manager (Personnel)

Assistant Manager (L&E)  
Bhawanathpur Limestone Mines  
RMD-SAIL

SCHEDULE

Details of the demised land situated in village Sinduria Bhawanathpur Township  
P.S.- Bhawanathpur Distt.-Garhwa State - Jharkhand.

<u>Khata no.</u>	<u>Plot no.</u>	<u>Area</u>	<u>Boudary</u>
96	377	3.00	N. State Bank of India & Post office. Bhawanathpur Branch & water tank C. type Play Ground S. Guest House of SAIL/R.M.D. E. Saraswati shishu vidya Mandir Township W. Main Road & Community Hall.

(Three acre)

IN WITNESS WHEREOF THE LESSOR and LESSEE hereto have put their  
respective signatures hereunder on this. the day of \_\_\_\_\_  
year 2014

Witnesses 18-12-14

1. N.K. Jindley  
H101763

2. S. Naik  
H101885

Lessor

[Signature]  
18/12/14

Lessee

[Signature]  
18/12/2014

PRINCIPAL

KARADWATI SHISHU VIDYA MANDIR  
BHAWANATHPUR TOWNSHIP

Alinak  
30/4/15  
PRINCIPAL  
BHAWANATHPUR TOWNSHIP

[Signature]  
22/04/2014

requiring to be given to be given to the Lessor shall be sufficiently given or sent by Lessee through the post by registered letter addressed to the Lessor.

3) That whenever such any interpretation found to be necessary in order to give the full scope and effect legally possible to any covenant or contract therein content the Lessor and / or Lessee shall include the same. ED

SCHEDULE

Details of the demised land situated in village Sinduria Bhawanathpur Township

P.S.- Bhawanathpur Dist.-Garhwa State - Jharkhand.

<u>Khata no.</u>	<u>Plot no.</u>	<u>Area</u>	<u>Boudary</u>
96	377	3.00	N. State Bank of India Bhawanathpur Branch S. Guest House of SAIL/R.M.D. E. Mines School. W. Mines Hospital.
		(Three aere)	

IN WITNESS WHEREOF THE LESSOR and LESSEE hereto have put their respective signatures hereunder on this, the day of 25 December year 2006

Witnesses

1. Anil Kumar Verma  
22.12.2006  
Bhawanathpur Township

2. S.P. Singh  
Bhawanathpur Township

*[Handwritten signature]*

Lessor *[Handwritten signature]*

एवम  
मम प्रमाणम् (मम हस्ताक्षरम्)  
महानगरपालिका कार्यालय, काठमाडौं

Lessee *[Handwritten signature]*  
मम प्रमाणम् (मम हस्ताक्षरम्)  
महानगरपालिका कार्यालय, काठमाडौं

मंगलिक अंचल अधिकारी - मवनावपुल NA-19

क्रमांक 5157 मूमि प्रमाण पत्र दिनांक 19.2.2001

हस्ता कार्यकारी, अंचल निरीक्षक का  
जांच प्रतिवेदन एवं प्रबंधक मवनावपुल  
खाद्यान की पत्रांक 738 दिनांक 19.2.2001  
की आधार पर प्रमाणित किया जात  
है कि मवनावपुर की खाता नं 96  
खेत नं 379 रकबा 03 एकड़ मूमि  
पर सरस्वती विद्या मंदिर टाउनशिप  
मवनावपुल के (जी बी कारो) स्थल  
की ही मवनावपुल द्वारा अधिस्त  
है एवं 33 वर्षों की लिए लिए  
पर दिया गया है।

19/2/2001

अंचल अधिकारी

मवनावपुल



महाहुरनाग अखण्ड सिन्दुगिधा वाना नं. २७ भागा भवनाथपुर गढ़वा  
 सादर नं. १ पैमाना १६" = १ मील

प्रस्तावित भूमि का लंबाई २०० मीटर है डिम्बाया नाम है :-  
 भूमि का विवरण निम्न है :-

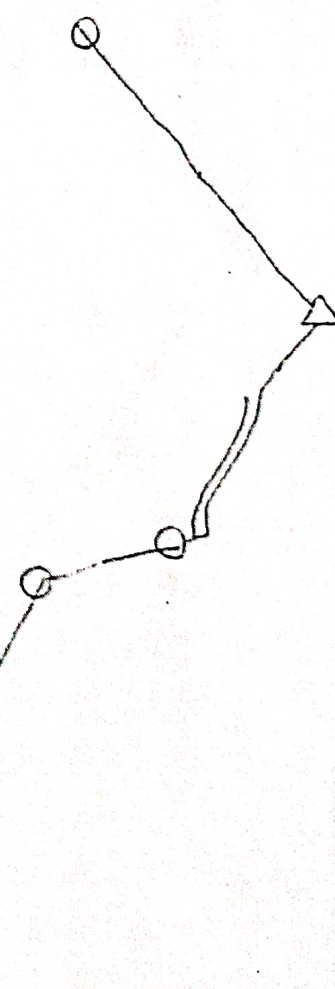
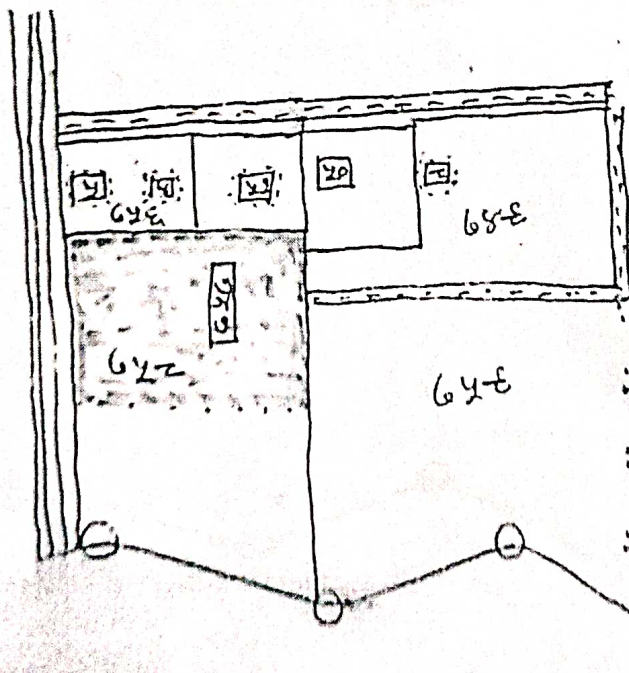
खाना खं - पत्तोटे खं - २ कता

$$\frac{६६ फु.}{२२ नामा} = \frac{३७७}{७५२} = २.२६ इंच$$

$$" = \frac{३७७}{७५७} = ०.१४ "$$

$$\frac{३.०० इंच}{२५३}$$

जमा जफ़्त



कार्यालय:- अंचल अधिकारी, भवनाथपुर।

पत्रांक ...107 / दिनांक ...24-4-24

प्रेषक,

अंचल अधिकारी,  
भवनाथपुर।

सेवा में,

महाप्रबंधक,  
SAIL Bhawanathpur Limestone Mines,  
टाउनसीप (भवनाथपुर)।

विषय :-

प्रतिवेदन प्रस्तुत करने के संबंध में।

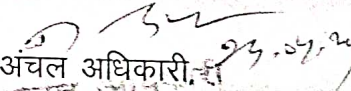
महाशय,

उपर्युक्त विषय के संबंध में कहना है कि सरस्वती शिशु विद्या मंदिर (स्कूल), ग्राम- सिन्दुरिया, पो0- टाउनसीप, थाना-भवनाथपुर, जिला- गढ़वा द्वारा भूमि प्रमाण पत्र निर्गत करने हेतु आवेदन प्राप्त है। प्राप्त आवेदन में आपके कार्यालय से निर्गत पत्रांक BNP/5/02/1/696 दिनांक 04.01.1993 द्वारा गत सर्वे खाता 96 प्लॉट 377 में 3 ए0 भूमि सरस्वती विद्या मंदिर स्कूल संचालन हेतु दिया गया था एवं दिनांक 18.12.2014 को 33 वर्षों के लिए लीज पर दिए जाने से संबंधित उल्लेख किया गया है, साथ ही सेल द्वारा निर्गत पत्रांक 738 दिनांक 19.02.2001 की प्रमाणित प्रति उपलब्ध कराने की कृपा की जाय।

अतः उक्त के संबंध में प्रतिवेदन/अनापत्ति प्रमाण-पत्र अधोहस्ताक्षरी को उपलब्ध कराने का कष्ट किया जाय, ताकि भूमि प्रमाण पत्र निर्गत किया जा सके।

अनुलग्नक :- प्राप्त आवेदन की छाया प्रति,  
पत्र के साथ संलग्न।

विश्वासभाजन

  
अंचल अधिकारी,  
भवनाथपुर।