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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD05970200475969V
Certificate Issued Date : 04-Apr-2023 12:16 PM
Account Reference : SHCIL (FI)/ odshcil01/ ANGUL/ OD-AGL
Unique Doc. Reference : SUBIN-ODODSHCIL0108308840968832V
Purchased by : JINDAL STEEL AND POWER LTD
Description of Document : Article IA-35 Lease Deed
Property Description : MOUZA PANPUR
Consideration Price (Rs.) : 0
(Zero)
First Party : IDCO BHUBANESWAR
Second Party : JINDAL STEEL AND POWER LTD
Stamp Duty Paid By : JINDAL STEEL AND POWER LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



-----Please write or type below this line-----

Pamap Kumar
Addl. Land Officer
IDCO, Angul Division
64/4/2023

REGISTERING OFFICER
ANGUL

For M/S. Jindal Steel & Power Ltd

R.R.R.
Authorised Signatory

Buddhimantra Sahoo

For Jindal Steel Odisha Limited

ASHISH PANDEY
Authorised Signatory

IE 0002507222

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHCIL



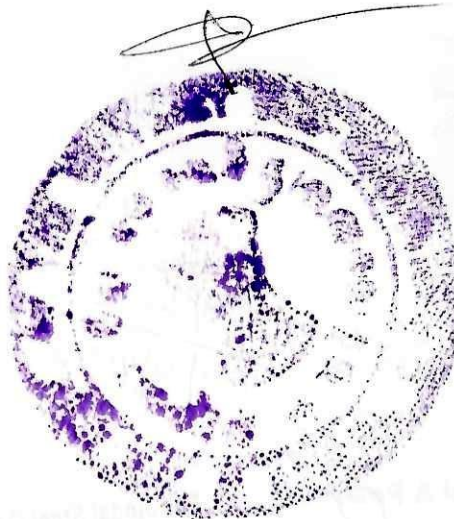
Signature
04.04.2013

For.M/S. Jindal Steel & Power Ltd.

Signature

Authorised Signatory

SIGNATURE OF PURCHASER



000201555

Rs: 10 / -



LTI of *Prashant Prasad Mishra*
For M/S. Jindal Steel & Power Ltd.
Prashant Prasad Mishra
Authorised Signatory

Fee Paid

A(15) = 100/-
V/c = 250/-
TOTAL = 350/-



Manoj Kumar Majhi
Addl. Land Officer
DCO, Angul Division
04/4/2023



LTI of *Manoj Kumar Majhi*
DUPLICATE



LTI of *Ashish Pandey*
or Jindal Steel Odisha Limited
Ashish Pandey

Authorised Signatory

TRIPARTITE AGREEMENT

THIS **TRIPARTITE AGREEMENT** made on this
.....^{4th}..... day of *April*..... 2023 (Two thousand Twenty-
Three).

BETWEEN

Odisha Industrial Infrastructure Development Corporation established under the OIIDC Act-1980 (Odisha Act-1 of 1981) having its Head Office at IDCO TOWERS, Janpath, Bhubaneswar and hereinafter referred to as "IDCO" represented by **Sri Manoj Kumar Majhi, OAS-A(JB), aged about 48 years, working as Additional Land Officer, IDCO, Angul Division** (hereinafter called the "**LESSOR**") which expression shall unless excluded or repugnant to the context shall include its successors and assignees of the **FIRST PART.**

For Jindal Steel Odisha Limited
Ashish Pandey
Authorised Signatory

Manoj Kumar Majhi
Addl. Land Officer
IDCO, Angul Division
04/4/2023

Prashant Prasad Mishra
Authorised Signatory
Page 1 of 8

AND

M/s.Jindal Steel & Power Ltd.(JSPL), being a Company incorporated under the Companies Act, 1956 (Act 1 of 1956) having its registered office at O.P.Jindal Marg, Delhi Road, HISAR-125005, (HARAYANA) and having its local office at Chhendipada Road, SH-63, At/PO: Jindal Nagar, Dist: Angul, Odisha-759111 (hereinafter called "JSPL") represented by its **Executive Vice President, Sri Bibhu Prasad Mishra**, aged about **57** years, S/o Late Gopal Chandra Mishra, presently residing at B1, Nanda Devi VIP Enclave, Chandrasekharapur, Bhubaneswar- 751016, Dist.: Khurda, Odisha, India (hereinafter called the "**LESSEE**") which expression shall unless repugnant to the context shall include its executors, administrators, legal representatives and assignees of the **SECOND PART**.

AND

JINDAL STEEL ODISHA LIMITED(JSOL), a Company incorporated under the Companies Act, 1956 (Act 1 of 1956), having its registered office at GA PL No.3, REV PL No.1163N1164, Forest Park, Bhubaneswar, Odisha - 751009, represented by its **Director, Sri Ashish Pandey**, aged about **48** years, S/o Krishna Chandra Pandey, presently residing at QR No.D-23/2, JINDAL NAGAR, NISHA, ANGUL, PIN-759122, ODISHA, INDIA (hereinafter called the "**SUB-LESSEE**") which expression shall unless repugnant to the context shall include its executors, administrators, legal representatives and assignees of the **THIRD PART. (Adhar No. 6532-7567-0928)**.

WHEREAS A DEED OF AGREEMENT for an area measuring **Ac.4.85 (As mentioned in Schedule-A)** in village **Panpur** under **Chhendipada** Tahasil in the District of Angul was executed between **Odisha Industrial Infrastructure Development Corporation & M/s.Jindal Steel** in the office of the District Sub-Registrar, Angul bearing **Document No.10011702483 (O) Dtd.21.09.2017** for **establishment of industry for a period of 90 years** with the administrative approval of Government in Steel & Mines Department.

or Jindal Steel Odisha Limited

Ashish Pandey
Authorised Signatory

Manoj Kumar
Addl. Land Officer
IDCO, Angul Division

Bibhu Prasad Mishra
For.M/S. Jindal Steel & Power Ltd
Authorised Signatory

AND WHEREAS the High Level Clearance Authority(HLCA) in its 28th meeting held on 21.12.2021 has "In Principle" approved the proposal of **M/s.Jindal Steel Odisha Limited(JSOL)** for **Setting up 19.2 MTPA Integrated Steel Plant, 12.5 MTPA Cement Plant in the District of Angul.**

AND WHEREAS Government in Revenue & Disaster Management vide letter No.RDM-LRGEC-ANG-0005-2022/ 19763/R&DM Dt.21.06.2022 & No.41779/R&DM Dtd.07.12.2022 allowed IDCO to transfer **Ac.2120.325** land in different villages under Banarpal & Chhendipada Tahasil, Dist: Angul in favour of **M/s.JINDAL STEEL ODISHA LIMITED** previously leased out in favour of JSPL by way of a **Tripartite Agreement for Setting up 19.2 MTPA Integrated Steel Plant, 12.5 MTPA Cement Plant in the District of Angul**, subject to certain terms and conditions set forth therein (**Annexure-1 & 2**).

AND WHEREAS JSPL agreed to sub-lease **Ac.434.27** (in 1st Trench) out of Ac.2120.325 permitted land for sub-lease to **M/s.Jindal Steel Odisha Limited** for Setting up of 19.2 MTPA Steel Plant and 12.5 MTPA Cement Plant in Angul District.

AND WHEREAS the present land measuring **Ac.4.00** out of **Ac.4.85** in village **Panpur** is coming within the area of total Ac.1632.29 of mortgage free land as communicated by Security Trustee - SBICAP Trustee Company Ltd. vide letter No.277/STCL/RC/ST/2022-23 Dtd.06.07.2022 (**Annexure-3**).

AND WHEREAS on the request of **Second Part** i.e. **M/s. Jindal Steel & Power Ltd.** to the **First Part** i.e. **Odisha Industrial Infrastructure Development Corporation (IDCO)** in its letter No.JSPL/BHU/IDCO/21/043 Dtd.18.06.21 & No.JSPL/BHU/IDCO/22/030 Dtd.21.09.2022 to grant permission for Sub-Lease of **Ac.4.00** land in village **Panpur (As mentioned in Schedule-B)** out of land measuring **Ac.4.85** held by them in favour of **M/s.JINDAL STEEL ODISHA LIMITED** for **Setting up 19.2 MTPA Integrated Steel Plant, 12.5 MTPA Cement Plant in the District of Angul.**

For M/S. Jindal Steel & Power Ltd.
Addl. Land Officer
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.

Balraj Prasad Mishra

Authorised Signatory

or Jindal Steel Odisha Limited
Ashish Anand
Authorised Signatory

AND WHEREAS the party of the **Second part** i.e. **JSPL** and the party of the **Third part** i.e. **M/s.JINDAL STEEL ODISHA LIMITED** have communicated their acceptance of the terms and conditions stipulated by the **First Part (IDCO)** vide letter No.HO/LA-E-8405/2022/833 Dtd.09.01.2023, a fresh **TRIPARTITE AGREEMENT** between the parties hereto effects the Sub-lease of lease hold rights, title, interest and obligation in the demised property in favour of the party of the **THIRD PART**.

AND WHEREAS the lease Deed executed with the previous allottee i.e. M/s.Jindal Steel & Power Ltd. vide document **No.10011702483(O) Dtd.21.09.2017** for an area measuring **Ac.4.85** shall be read for an area of **Ac.0.85** instead of **Ac.4.85** as detailed in schedule given below.

Thus, the previous lessee ie. JSPL transfer his lease hold rights, title and interest over the DEMISED PROPERTY for all times over the land measuring **Ac.4.00 dec.** sub-leasing to JSOL.

NOW THEREFORE, this Agreement witnesseth and it is hereby agreed between the parties hereto on the following terms and conditions:

1. The cost of land has already been paid by JSPL at the time of execution of original deed document. The proportionate land cost has been worked out to be **Rs.9,09,588/-** comprising Land cost(Premium) Rs.8,00,000/-, Ground Rent Rs.8,000/-, Cess Rs.6,000/-, Cost of Road Metal Rs.15,588/- & Incidental charges Rs.80,000/- in respect of **Ac.4.00** land in village **Panpur**.
2. The sub-lessee (Transferee company) **M/s.Jindal Steel Odisha Limited** shall pay **Annual rent** @ 1.75% of the land value to the **First Part (IDCO)** well before 2nd day of January each year commencing from 2023-24.

Tamap Kumar Japhi
Addl. Land Officer
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd
Asish Pandey
Authorised Signatory

or Jindal Steel Odisha Limited
Asish Pandey
Authorised Signatory

3. The land shall be utilized for the purpose for which the Sub-Lease has been allowed i.e. **Setting up 19.2 MTPA Integrated Steel Plant, 12.5 MTPA Cement Plant in the District of Angul.**
4. The land measuring **Ac.4.00** shall be utilized for the purpose for which the transfer has been allowed i.e. for fulfillment of conditions stipulated by IPICOL/Government of Odisha, R&DM Department & IDCO from time to time.
5. The terms and conditions stipulated in the original deed of agreement **No.10011702483(O) Dtd.21.09.2017** should not be violated or infringed by the parties to this Agreement.
6. Government reserve the right to impose further terms and conditions as may be required to serve the interest of the State.
7. The Transferor Company i.e. M/s.Jindal Steel & Power Ltd. will not seek more land for its future expansion of the Steel Plant since the existing industry is being used by the Transferee Company i.e. Jindal Steel Odisha Limited.
8. The TRANSFeree-JINDAL STEEL ODISHA LIMITED shall utilize the land for the balance period of lease i.e. **84 years** with effect from the date of issue of terms and conditions communicated by IDCO vide **No.HO/LA-E-8405/2022/833 Dtd.09.01.2023** and shall not exceed the remaining period of lease for which the land was originally leased out to JSPL.
9. This Tripartite Agreement for sub-lease shall be **supplemental** to the Original Deed Document bearing **No.10011702483 (O) Dtd.21.09.2017** executed between Odisha Industrial Infrastructure Development Corporation (IDCO) and M/s.Jindal Steel & Power Limited. **Photocopy of the Original Deed Document bearing No.10011702483 Dtd.21.09.2017 is annexed to this Agreement to avoid any legal complication in future.(Annexure-4)**

Pranaj Kumar Haphe
Addl. Land Officer
IDCO; Angul Division

For M/S. Jindal Steel & Power Ltd.

Pranaj Kumar Haphe
Authorised Signatory
Page 5 of 8

For Jindal Steel Odisha Limited
Asmita Pandey
Authorised Signatory

10. **JINDAL STEEL ODISHA LIMITED** shall also abide by the terms and conditions of the lease deed bearing **No.10011702483(O) Dtd.21.09.2017** executed between IDCO & M/s.JSPL and the terms & conditions of the deed documents executed between Government & IDCO as well as the terms & conditions stipulated in the letter No.RDM-LRGEC-ANG-0005-2022/ 19763/R&DM Dt.21.06.2022 & No.41779/R&DM Dtd.07.12.2022 issued by Government in Revenue & Disaster Management Department.
11. **JINDAL STEEL ODISHA LIMITED** shall also abide by the terms and conditions stipulated in the letter No.HO/LA-E-8405/2022/833 Dtd.09.01.2023 issued by the First Part i.e. Odisha Industrial Infrastructure Development Corporation.
12. **M/s.Jindal Steel & Power Limited** shall transfer an area measuring **Ac.4.00** out of **Ac.4.85** in village **Panpur** in favour of **JINDAL STEEL ODISHA LIMITED** for the purpose of **Setting up 19.2 MTPA Integrated Steel Plant, 12.5 MTPA Cement Plant in the District of Angul** and M/s.JSPL shall only utilize the **balance lease hold land measuring Ac.0.85** in the aforesaid village as described in **Schedule-C** more fully described in schedule **A, B & C** respectively.
13. **JINDAL STEEL ODISHA LIMITED** shall utilize the land measuring **Ac.4.00** in village **Panpur (As mentioned in Schedule-B)** without affecting the rights, power and interest of IDCO, Government and JSPL.
14. **JINDAL STEEL ODISHA LIMITED** shall pay all existing, future rent, cess, taxes, charges, claims and assessments outgoing of any description chargeable against IDCO in respect of the demised land measuring **Ac.4.00** thereon and in default the same shall be payable by the **Second part (JSPL)**.

Hanup Kumar
Addl. Land Officer
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.

Dr. Sh. Prasad Mohanty
Authorised Signatory
Page 6 of 8

For Jindal Steel Odisha Limited
Arjun Pandey
Authorised Signatory

15. All outstanding and other dues payable by the sub-leasee(JSOL) shall be recoverable as a public demand under the Odisha Public Demand Recovery Act 1962.
16. That only the Courts situated in the District of **Angul** shall have jurisdiction to decide upon any dispute or litigations between the parties to this Deed.
17. In the event of breach of any of the terms and conditions of the Tripartite Agreement, IDCO shall have power to terminate the Agreement forthwith as well as the permission for transfer and evict the Lessee/Transferee there from, under the provision of OPP(EUO) Act, 1972.
18. If the construction of building is not started within **6(six) months** from the date of transfer, this agreement shall be deemed to have been cancelled at the end of **6(six) months** period. If the land or any part of it is not utilized fully for the purpose for which it is transferred within a period of **2 (two) years**, the same shall revert to IDCO free from all encumbrances.
19. Any Officer of the First Part (IDCO) or its authorized representative shall be entitled at all reasonable times to enter upon the property to review and inspect the same whenever necessary and to ascertain the condition thereof.
20. **JINDAL STEEL ODISHA LIMITED** shall not use the property for any purpose other than the one for which the permission has been accorded in its favour.
21. **JINDAL STEEL ODISHA LIMITED** shall abide by the provisions of OIIDC Act, 1980 and the rules, regulations made thereunder as well as decisions of the Board of Directors of IDCO from time to time.

Manoj Kumar Mahapatra
Addl. Land Officer
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.

B. Subramanian
Authorized Signatory

or Jindal Steel Odisha Limited
Ashish Pandey
Authorized Signatory



Endorsement of the certificate of admissibility

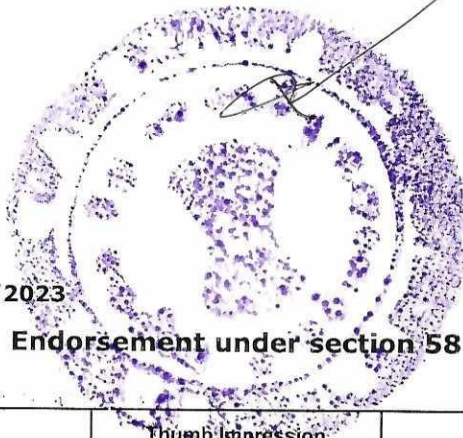
Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule : -A No. 35(b). Fees Paid : A5(c)-100 ,, User Charges-400 ,Total 500

Date: 04/04/2023

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar ANGUL between the hours of 7:30 / M and 10:00 AM on the 04/04/2023 by ODISHA INDUSTRIAL INFRASTRUCTURE DEVELOPEMENT CORPORATION REPRESENTED BY MANOJ KUMAR MAJHI , son/daughter/wife of , of IDCO, ANGUL DIVISION , by caste , profession and finger prints affixed.

Signature of Registering Officer
REGISTERING OFFICER
ANGUL



Signature of Presenter / Date: 04/04/2023

Endorsement under section 58

Signature of Registering Officer
REGISTERING OFFICER
ANGUL

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ODISHA INDUSTRIAL INFRASTRUCTURE DEVELOPEMENT CORPORATION REPRESENTED BY MANOJ KUMAR MAJHI		 316294261		04-Apr-2023
MS JINDAL STEEL AND POWER LTD REPRESENTED BY SRI BIBHU PRASAD MISHRA		 243787145		04-Apr-2023

SCHEDULE OF LAND UNDER AGREEMENT

Village: Panpur

SL No.	Khata No	Plot No	Original Lease deed Area (In Ac.) Schedule-A	Land Sub-lease to JSOL (In Ac.) Schedule-B	Remain area with JSPL after Sub-lease (In Ac.) Schedule-C
1	1	7/97	0.07	0.00	0.07
2	2/1	7	0.54	0.00	0.54
3	2/1	7/267	4.00	4.00	0.00
4	2/2	7/111	0.24	0.00	0.24
		Total	4.85	4.00	0.85

IN WITNESS WHEREOF THE parties here signed this deed on the date and year respectively mentioned against their signature.

WITNESSES:

1. Budhimanter Salvo
Jr, ASST, IDCO, Angul.

Sanjay Kumar Paphi
09/11/2023
SIGNATURE OF THE PARTY OF THE
FIRST PART (IDCO) Addl. Land Officer
IDCO, Angul Division

2. Sarat Kumar Sahoo
Asst. Engineer
IDCO, Angul

WITNESSES:

1. - Susant Kumar
S/o - Harman Mohan Kumar
JSPL, Angul

For M/S. Jindal Steel & Power Ltd

Bishu Prasad
SIGNATURE OF THE PARTY OF THE
SECOND PART (JSPL)

2. Hemdant Sahu
JSPL, Angul

WITNESSES:

1. Kunda Ranjan Sahoo
S/o - Subram Sahoo
Angul

For Jindal Steel Odisha Limited
Sanjay Kumar Paphi
Authorised Signatory




SIGNATURE OF THE PARTY OF THE
THIRD PART (JSOL)

2. Subhagya Kumar Pradhan
S/o Late Madan Mohan Pradhan

Prepared by: *Manoj Kumar Pradhan*
Advocate Angul
Enrollment No. - 08851 2013

JINDAL STEEL ODISHA LIMITED		 243787156		04-Apr-2023
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Identified by **BUDHIMANTA SAHOO** Son/Wife of **GOKULANANDA SAHOO** of **JR ASST, IDCO, ANGUL ANGUL** by profession **Service**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BUDHIMANTA SAHOO		 42743589		04-Apr-2023

Date: 04/04/2023

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, ANGUL

Book Number : 1 || Volume Number : 44

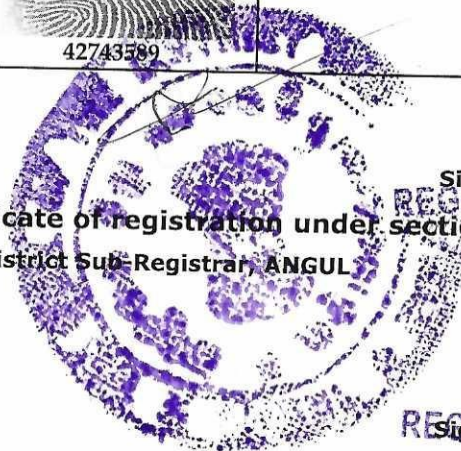
Document Number : 10012302214

For the year : 2023

Seal :

Date: 02/05/2023

Print



Signature of Registering Officer

REGISTERING OFFICER
ANGUL

Signature of Registering Officer

REGISTERING OFFICER
ANGUL