

12301689



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Odisha**

**e-Stamp**

Certificate No.	: IN-OD05968550254244V
Certificate Issued Date	: 04-Apr-2023 11:43 AM
Account Reference	: SHCIL (FI)/ odshcil01/ ANGUL/ OD-AGL
Unique Doc. Reference	: SUBIN-ODODSHCIL0108305511742796V
Purchased by	: JINDAL STEEL AND POWER LTD
Description of Document	: Article IA-35 Lease Deed
Property Description	: MOUZA RAMADIHA
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-----

*Hanap Kumar Japhi*  
Addl. Land Officer *04/11/2023*  
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd

*R. R. R.*  
Authorised Signatory

*Budhimanta Sahoo*

For Jindal Steel Odisha Limited

*Asmita Pandey*  
Authorised Signatory

*[Signature]*  
REGISTERING OFFICER  
ANGUL

**IE 0002507203**

**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



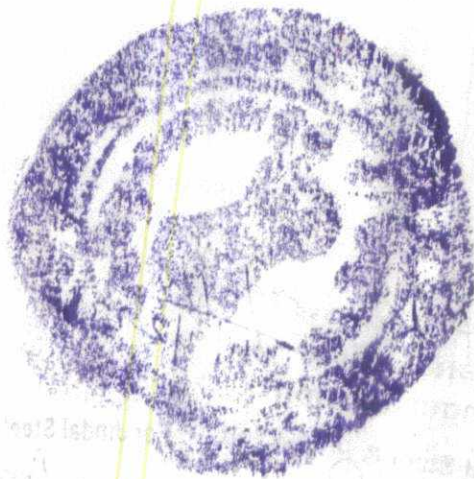
P. B. S. Oul  
9.4.23

For Jindal Steel Odisha Limited

*Asish Pandey*  
Authorised Signatory

SIGNATURE OF PURCHASER

A handwritten signature in black ink, appearing to be "Asish Pandey".



Rg: 10/-



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

*Authorised Signatory*  
*Authorised Signatory*

Fee Paid

A(15) = 100/-

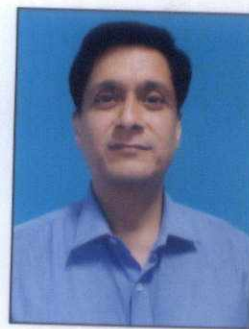
U/C = 280/-

TOTAL = 380/-



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

*Manoj Kumar Majhi*  
*Authorised Signatory*



*Ashish Pandey*  
 For Jindal Steel Odisha Limited  
*Authorised Signatory*

## DUPLICATE 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.**

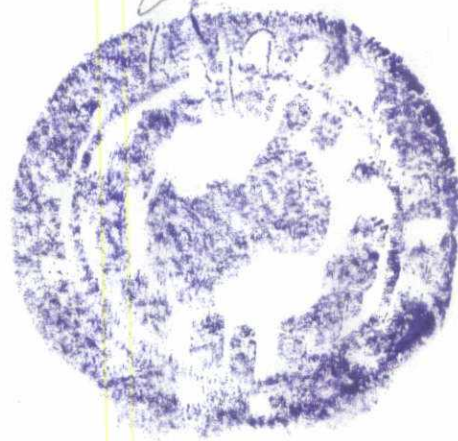
For Jindal Steel Odisha Limited

*Ashish Pandey*  
*Authorised Signatory*

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

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

*Authorised Signatory*  
*Authorised Signatory*





**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)**.

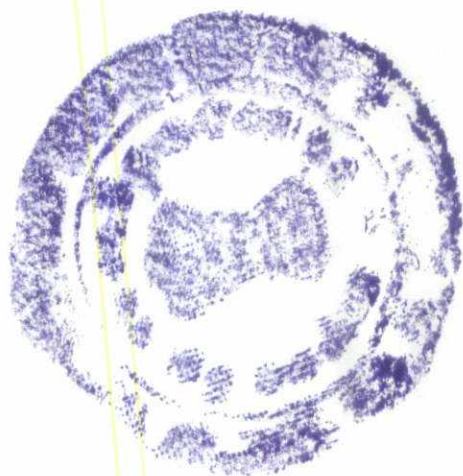
**WHEREAS A DEED OF AGREEMENT** for an area measuring **Ac.19.01 (As mentioned in Schedule-A)** in village **Ramadihi** under **Chhendipada** Tahasil in the District of Angul was executed between **Odisha Industrial Infrastructure Development Corporation & M/s.Jindal Steel & Power Limited** and registered the same on **Dtd.25.02.2009** in the office of the District Sub-Registrar, Angul bearing **Document No.998(O) Dtd.25.02.2009** for **establishment of industry for a period of 90 years** with the administrative approval of Government in Steel & Mines Department.

For Jindal Steel Odisha Limited  
**ASHISH PANDEY**  
Authorised Signatory

**Manoj Kumar Naphi**  
Addl. Land Officer  
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.

*[Handwritten signature]*





AND WHEREAS the High Level Clearance Authority(HLCA) in its 28<sup>th</sup> 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 1<sup>st</sup> 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.

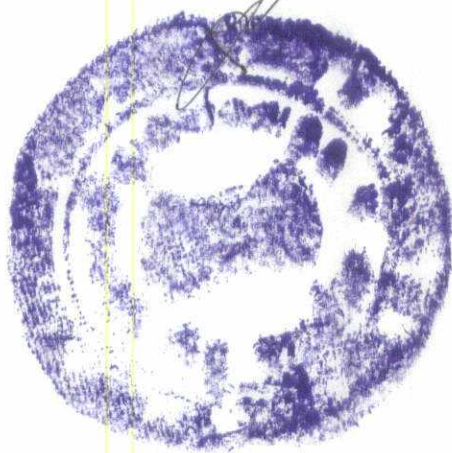
**AND WHEREAS** the present land measuring **Ac.1.12** out of **Ac.19.01** in village **Ramadihi** is coming within the area of total Ac.1632.29 of mortgage free land as communicated by Security Trustee - SBICAP Trustee Company Ltd. vide letter No.277/STCL/RC/ST/2022-23 Dtd.06.07.2022 (**Annexure-3**).

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.1.12** land in village **Ramadihi (As mentioned in Schedule-B)** out of land measuring **Ac.19.01** 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.**

*Honey Kumar Pajhi*  
Addl. Land Officer  
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.  
*Barsha Prasad Mishra*  
Authorized Signatory

For Jindal Steel Odisha Limited  
*Asim Prasad*  
Authorized 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.998 (O) Dtd.25.02.2009** for an area measuring **Ac.19.01** shall be read for an area of **Ac.17.89** instead of **Ac.19.01** 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.1.12 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:

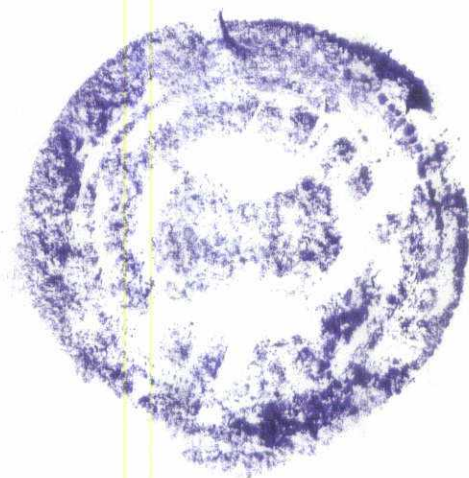
1. The cost of land has already been paid by JSPL at the time of execution of original deed document. The proportionate land cost has been worked out to be **Rs.1,25,160/-** comprising Land cost(Premium) Rs.1,12,000/-, Ground Rent Rs.1,120/-, Cess Rs.840/- & Incidental charges Rs.11,200/- in respect of **Ac.1.12** land in village **Ramadihi**.
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 2<sup>nd</sup> day of January each year commencing from 2023-24.

*Manoj Kumar*  
Addl. Land Officer  
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.

*Biswajit Prasad Mishra*  
Authorized Signatory

For Jindal Steel Odisha Limited  
*Amitesh Kumar*  
Authorized 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.1.12** 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.998 (O) Dtd.25.02.2009** 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. **76 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.998(O) Dtd.25.02.2009** executed between Odisha Industrial Infrastructure Development Corporation (IDCO) and M/s.Jindal Steel & Power Limited. **Photocopy of the Original Deed Document bearing No.998 Dtd.25.02.2009 is annexed to this Agreement to avoid any legal complication in future.(Annexure-4)**

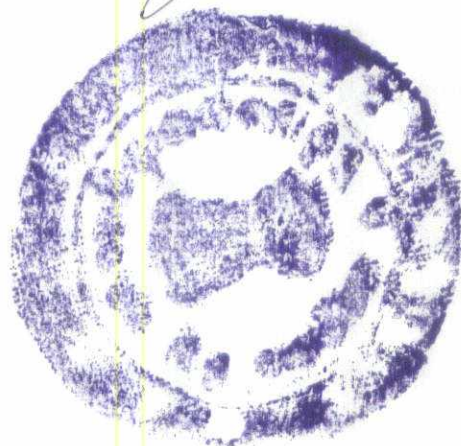
*Manoj Kumar Jaiswal*  
**Addl. Land Officer**  
**IDCO, Angul Division**

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

*Dr. Anil Kumar Mishra*  
**Authorised Signatory**

**For Jindal Steel Odisha Limited**  
*Ashish Pandey*  
**Authorised Signatory**





10. **JINDAL STEEL ODISHA LIMITED** shall also abide by the terms and conditions of the lease deed bearing **No.998 (O) Dtd.25.02.2009** 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.1.12** out of **Ac.19.01** in village **Ramadihi** 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.17.89** 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.1.12** in village **Ramadihi (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.1.12** thereon and in default the same shall be payable by the **Second part** (JSPL).

*Manoj Kumar Pajhi*  
Addl. Land Officer  
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.

*Balbir Singh*  
Authorised Signatory

For Jindal Steel Odisha Limited  
*Amish Kumar*  
Authorised Signatory



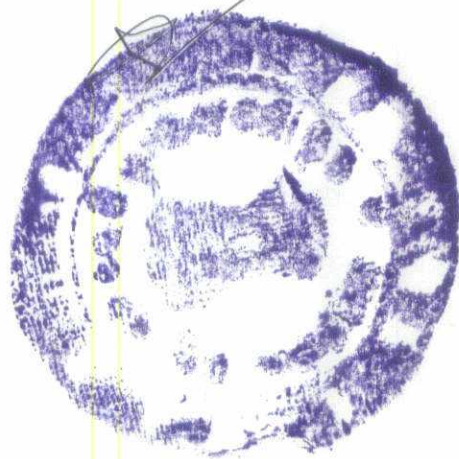


15. All outstanding and other dues payable by the sub-leasee(JSOL) shall be recoverable as a public demand under the Odisha Public Demand Recovery Act 1962.
16. That only the Courts situated in the District of **Angul** shall have jurisdiction to decide upon any dispute or litigations between the parties 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 Pajhi*  
Addl. Land Officer  
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.  
*Pravin Kumar Mishra*  
Authorized Signatory

For Jindal Steel Odisha Limited  
*Arjun K. Anand*  
Authorized Signatory



### SCHEDULE OF LAND UNDER AGREEMENT

Village: Ramadihi, PS: Angul No.9, Tahasil: Chhendipada

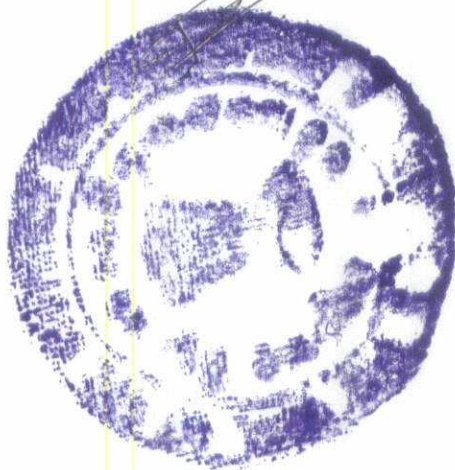
SL No.	Khata No	Plot No	Original Lease deed Area (In Ac.) Schedule-A	Land Sub-lease to JSOL (In Ac.) Schedule-B	Remain area with JSPL after Sub-lease (In Ac.) Schedule-C
1	131	378	0.12	0.00	0.12
2	131	379	0.07	0.00	0.07
3	131	380(P)	0.40	0.00	0.40
4	131	707	0.14	0.00	0.14
5	131	711	0.32	0.00	0.32
6	131	721	0.36	0.00	0.36
7	131	750	0.58	0.00	0.58
8	131	751	0.59	0.00	0.59
9	131	763	0.18	0.00	0.18
10	131	771	0.25	0.00	0.25
11	131	772	0.25	0.00	0.25
12	131	816	0.12	0.00	0.12
13	131	929	0.24	0.00	0.24
14	131	930(P)	0.74	0.25	0.49
15	131	931(P)	0.50	0.05	0.45
16	131	932	0.48	0.00	0.48
17	131	933	0.54	0.00	0.54
18	131	934	0.63	0.00	0.63
19	131	935	0.18	0.00	0.18
20	131	936	0.55	0.00	0.55
21	131	937	0.38	0.00	0.38
22	131	940(P)	0.50	0.10	0.40
23	131	968	0.42	0.00	0.42
24	131	980	0.09	0.00	0.09
25	131	981	0.09	0.00	0.09

*Manoj Kumar Pajher*  
Addl. Land Officer  
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.  
*Dr. Anil Kumar Mishra*  
Authorized Signatory

For Jindal Steel Odisha Limited  
*Anish KANDER*  
Authorized Signatory





26	131	982	0.22	0.00	0.22
27	131	983	0.40	0.00	0.40
28	131	984	0.22	0.00	0.22
29	131	985	0.14	0.00	0.14
30	131	986	0.28	0.00	0.28
31	131	987	0.48	0.00	0.48
32	131	989	0.28	0.00	0.28
33	131	990	0.10	0.00	0.10
34	131	997(P)	1.54	0.54	1.00
35	131	998(P)	0.72	0.04	0.68
36	131	999	0.04	0.00	0.04
37	131	1000	0.04	0.00	0.04
38	131	1001(P)	0.08	0.02	0.06
39	131	1002	0.08	0.08	0.00
40	131	1003	0.04	0.04	0.00
41	131	1049	0.60	0.00	0.60
42	131	1050	0.46	0.00	0.46
43	131	1051	0.02	0.00	0.02
44	132	551/1322	0.20	0.00	0.20
45	132	574/1323	1.00	0.00	1.00
46	132	585/1324	0.05	0.00	0.05
47	134	941	0.95	0.00	0.95
48	134	942	0.40	0.00	0.40
49	134	943	0.84	0.00	0.84
50	134	944	1.11	0.00	1.11
		<b>Total</b>	<b>19.01</b>	<b>1.12</b>	<b>17.89</b>

Manoj Kumar Papke  
Addl. Land Officer  
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.  
Anupam Kumar Mishra  
Authorized Signatory

For Jindal Steel Odisha Limited  
Amitesh 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 I-A No. 35(b) Fees Paid : A5(c)-100 ,, User Charges-400 ,Total 500

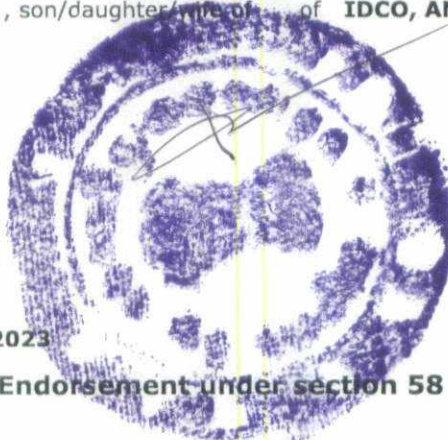
Date: 04/04/2023

### 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		 316294390		04-Apr-2023
MS JINDAL STEEL AND POWER LTD REPRESENTED BY SRI BIBHU PRASAD MISHRA		 243787227		04-Apr-2023



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

**WITNESSES:**

1. Budhimantra Sahoo  
Jr, Asst. IDCO, Angul

Tanuj Kumar Japhe  
SIGNATURE OF THE PARTY OF  
THE FIRST PART (IDCO) 24/11/2023  
Addl. Land Officer  
IDCO, Angul Division

2. Sanata Sundersingh  
Deputy Officer  
IDCO, Angul Div

**WITNESSES:**

1. - Anant Kumar  
S/o. Harmanan Kumar  
JSPL, Angul

For M/S. Jindal Steel & Power Ltd.  
Anant Kumar  
SIGNATURE OF THE PARTY OF  
THE SECOND PART (JSPL)  
Authorised Signatory

2. Hemalata Sahu  
JSPL, Angul

For Jindal Steel Odisha Limited

**WITNESSES:**

1. Kunda Ranjan Dash  
S/o - Sibaram Dash  
Angul

Kunda Ranjan Dash  
SIGNATURE OF THE PARTY OF  
THE THIRD PART (JSOL)  
Authorised Signatory

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




Prepared by  
102

Managobinda Pradhan  
Advocate, Angul

Enrolment No-0-885/2013

JINDAL STEEL ODISHA LIMITED		 243787233		04-Apr-2023
--------------------------------	---	--	--	-------------

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		 42743667		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 : 47

Document Number : 10012302310

For the year : 2023

Seal :

Date: 06/05/2023

Signature of Registering officer

**REGISTERING OFFICER  
ANGUL**

Signature of Registering officer

**REGISTERING OFFICER  
ANGUL**