

# INDIA NON JUDICIAL **Government of Odisha**

# e-Stamp

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Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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04-Apr-2023 12:06 PM

SHCIL (FI)/ odshcil01/ ANGUL/ OD-AGL

SUBIN-ODODSHCIL0108308229156684V

JINDAL STEEL AND POWER LTD

Article IA-35 Lease Deed

MOUZA KALIAKATA AND PANPUR

0

(Zero)

**IDCO BHUBANESWAR** 

JINDAL STEEL AND POWER LTD

JINDAL STEEL AND POWER LTD

(Ten only)



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

Addl. Land Officer on whom IDCO, Angul Division

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

Authorised Signatory

Bullimanter Solo

ANGUL

For Jindal Steel Odisha Limited

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#### Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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
   The onus of checking the legitimacy is on the users of the certificate.
- 3 In case of any discrepancy please inform the Competent Authority

For Jindal Steel Odisha Limited

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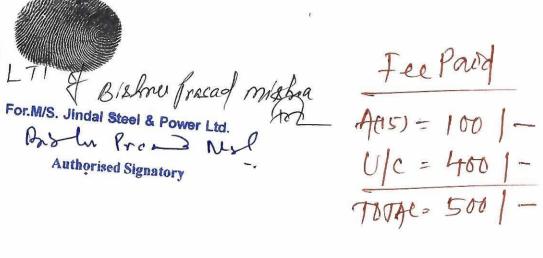
Authorised Signatory

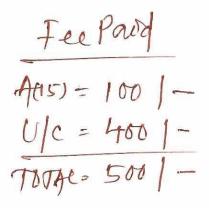
SIGNATURE OF PURCHASER

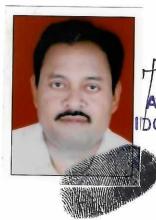


Ro: 10/-









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**Authorised Signatory** 

# TRIPARTITE AGREEMENT

THIS TRIPARTITE AGREEMENT made on this 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 Manoi 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.

Addl. Land Officer For.M/S. Jindal Steel & Power Ltd.

DCO, Angul Division y 7023 Deschip Prend Nest

Authorised Signatory

Page 1 of 10

For Lindal Steel Odisha Limited

**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, Chandrasekharpur, 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 bearing No.3624

Dt.14.08.2006 had been executed and registered between IDCO and M/s.Jindal Steel & Power Ltd. in the office of the District Sub-Registrar, Angul for land measuring Ac.37.85 comprising three villages (4 sanctions) namely; Panpur (Ac.5.00), Kaliakata (Ac.8.12), Kaliakata (Ac.17.73) & Kaliakata Jungle (Ac.7.00) under Chhendipada Tahasil Tahasil for establishment of 6 MTPA of industry for a period of 90 years with the administrative approval of Government in Steel & Mines Department as described in land schedule.

Authorised Signatory

Addl. Land Officer For.M/S. Jindal Steel & Power Ltd.
IDCO, Angul Division By Slu Iva Well-Addhardsed Signatory

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 Panpur (Ac.5.00), Kaliakata (Ac.8.12), Kaliakata (Ac.17.73) & Kaliakata Jungle (Ac.7.00) under Chhendipada Tahasil Tahasil, totaling to Ac.37.85 are coming within the total area 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.2.00 out of Ac.5.00 in village Panpur, Ac.1.13 out of Ac.8.12 in village Kaliakata, Ac.2.16 out of Ac.17.73 in village Kaliakata, totaling to **Ac.5.29 (As mentioned in Schedule-B)** out of land measuring **Ac.37.85** held by them in favour of **M/s.JINDAL STEEL** 

Addl. Land Officer Dry lu Pre and Nest IDCO, Angul Division Anthorised Signatory

For Jindal Steel Odisha Limited

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ODISHA LIMITED for Setting up 19.2 MTPA Integrated Steel Plant, 12.5 MTPA Cement Plant in the District of Angul.

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.3624 (O) Dt.14.08.2006 for an area measuring Ac.37.85 shall be read for an area of Ac.32.56 instead of Ac.37.85 as detailed in schedule given below. After sub-lease of Ac.5.29(2.00+1.13+2.16) land to JINDAL STEEL ODISHA LIMITED, the balance land measuring Ac.32.26 (Ac.3.00+Ac.6.99+Ac.15.57+Ac.7.00) remain with Jindal Steel & Power Ltd., 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.5.29** sub-leasing to JSOL.

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

The cost of land has already been paid by JSPL at the time of execution of original deed document in respect of Ac.37.85 land.
 The proportionate land cost has been worked out to be Rs.5,49,766/- in respect of Ac.5.29 land out of Ac.37.85 land with the following break up.

Name of Village	Panapur	Kaliakata	Kaliakata	Sum of 3
Name of Village	2.00	1.13	2.16	5.29
Area	200000	113000	216000	529000
Premium	2000	1130	2160	5290
Ground Rent	1500	848	1620	Ji3968teel Odisha Limited
Cess	1300			

Addl. Land Officer

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	203500	118499	227767	549766
Cost of Material		1461		1461
Cost of Tree Growth	over or study	2060	7987	10047

- 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.
- 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.5.29** (Panpur Ac.2.00 + Kaliakata Ac.1.13 + Kaliakata Ac.2.16) 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.3624 (O) Dtd.14.08.2006 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. **73 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.

Addi. Land Officer
IDCO, Angul Division

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

Authorised Signatory
Page 5 of 10

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- 9. This Tripartite Agreement for sub-lease shall be supplemental to the Original Deed Document bearing No.3624 Dtd.14.08.2006 executed between Odisha Industrial Infrastructure Development Corporation (IDCO) and M/s.Jindal Steel & Power Limited. Photocopy of the Original Deed Document bearing No.3624 Dtd.14.08.2006 is annexed to this Agreement to avoid any legal complication in future.(Annexure-4)
- 10. **JINDAL STEEL ODISHA LIMITED** shall also abide by the terms and conditions of the **Original Deed Document bearing No.3624 Dtd. 14.08.2006** executed between the parties 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.
- M/s.Jindal Steel & Power Limited shall transfer an area measuring Ac.2.00 out of Ac.5.00 in village Panpur, Ac.1.13 out of Ac.8.12 in village Kaliakata, Ac.2.16 out of Ac.17.73 in village Kaliakata, totaling to Ac.5.29 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.32.56 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.2.00 out of Ac.5.00 in village Panpur, Ac.1.13 out

Addl. Land Officer
IDCO, Angul Division

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

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For Jindal Steel Odisha Limited
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of Ac.8.12 in village Kaliakata, Ac.2.16 out of Ac.17.73 in village Kaliakata, totaling to Ac.5.29 (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.5.29 thereon and in default the same shall be payable by the **Second part** (JSPL).
- 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.
- If the construction of building is not started within 6(six) 18. 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.

Addi. Land Officer For.M/S. Jindal Steel & Power Ltd.

- 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.

# SCHEDULE OF LAND UNDER AGREEMENT

Village: Panpur, PS: Jarapada, 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	2/2	7/266(P)	5.00	2.00	3.00

Village:Kaliakata, PS: Jarapada, 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	2	543	1.02	0.00	1.02
2	2	542	. 2.22	0.00	2.22
3	2	558	1.17	0.00	1.17
4	2	565	2.45	0.00	2.45
5	2	238	0.16	0.16	0.00
6	2	239	· ° 0.33	0.33	0.00
7	2	241	0.12	0.12	0.00
8	2	242	0.19	0.19	0.00
9	2	243	0.33	0.33	0.00
10	2	653	0.13	0.00	0.13
		Total	8.12	1.13	6.99

Addl. Land Officer For.M. Dr.)

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

Authorised Signatory Page 8 of 10 For Aindal Steel Odisha Limited
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Authorised Signatory

# Village:Kaliakata, PS: Jarapada, 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	1	574	0.37	0.00	0.37
2	1	604(P)	2.64	0.10	2.54
3	1	450	0.09	0.09	0.00
4	1	618	0.86	0.00	0.86
5	1	624	1.84	0.00	1.84
6	1	629	0.07	0.00	0.07
7	1	649	0.25	0.00	0.25
8	1	674	0.06	0.00	0.06
9	1	680	0.11	0.00	0.11
10	1	681	0.43	0.00	0.43
11	1	633/768(P)	2.37	1.24	1.13
12	1	634	0.25	0.25	0.00
13	1	700(P)	0.51	0.08	0.43
14	1	724	0.61	0.00	0.61
15	1	256	0.08	0.00	0.08
16	1	261	1.84	0.00	1.84
17	1	441	0.17	0.00	0.17
18	1	443(P)	0.24	0.10	0.14
19	1	444	0.62	0.00	0.62
20	1	487(P)	2.92	0.30	2.62
21	1	643	0.17	0.00	0.17
22	1	647	0.12	0.00	0.12
23	1	705	0.22	0.00	0.22
24	1	237/784	0.14	0.00	0.14
25	1	235/786	. 0.44	0.00	0.44
26	1	437	0.31	0.00	0.31
			17.73	2.16	15.57

Village: Kaliakata Jungle, PS: Jarapada, 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	2/2	45	7.00	0.00	7.00

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

For Jindal Steel Odisha Limited Authorised 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

RSignature of Registering officer

## **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 arc ODISHA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION 10:00 AM on the **04/04/2023** by REPRESENTED BY SRI MANOJ KUMAR MAJHI , son/daughter/wife of , of IDCO TOWER, JANAPATH, BHUBANES VAR by caste , profession and finger prints affixed.



Signature of Presenter / Date: 04/04/2023

Signature of Registering ( fficer.

## Endorsement under

PRASAD MISHRA

Execution is admitted by	:		ANG	
Name	Photo	Thumb Impression	Signature	Date of Admissic 10 <sup>1</sup> Execution
ODISHA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION REPRESENTED BY SRI MANOJ KUMAR MAJHI		316294333	aby my remain of spice	04-Apr-202
MS JINDAL STEEL AND POWER LTD REPRESENTED BY ITS EXECUTIVE VICE PRESIDENT SRI BIBHU	the state of the s		the has well	04-Apr-202

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## **ABSTRACT**

SL No	Name of village	Original deed area in Ac.	Area now Sub-lease to JSOL in Ac.	Remaining area with JSPL in Ac.
1	Panpur	5.00	2.00	3.00
2	Kaliakata	8.12	1.13	6.99
3	Kaliakata	17.73	2.16	15.57
4	Kaliakata Jungle	7.00	0	7.00
	TOTAL	37.85	5.29	32.56

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

	signature.	
	WITNESSES:  1. Psudignanter Sata Or, ASEt, IDCO, Angul SIGNATURE THE FIR  2. Landon Linder Pen fent of overland, 1 DCa, Angul	E OF THE PARTY OF ST PART (IDCO) CO, Angul Division
	WITNESSES: For.M/S. Jind  1. Sugand Mishm, hashi Sto-Hammohan Mishasignaturi TSM, Angle THE SECO	Proper Ltd  Proper Ltd  Proper Ltd  Proper Ltd  Proper Ltd  Proper Ltd
	WITNESSES:  1. Kumuda Ranjan Dolh  Signaturi The Thi	I Steel Odsha Limited  184 ANDE T  Authorised Signatory  E OF THE PARTY OF  IRD PART(JSOL)
22	2. Subhagya Kumar Pradhan go Late Madan Mohan Pradhan	

JINDAL STEEL ODISHA LIMITED REPRESENTED BY ITS DIRECTOR ASHISH PANDEY



243787183

04-Apr-202

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		2743646	Publicanto solvo	04-Apr-202.

Date: 04/04/2023

REGISTERING OFFICER

Signature of Registering off cer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Signature, ANGU

Book Number: 1 || Volume Number: 44

Document Number : 10012302183

For the year : 2023

Seal:

Date: 01/05/2023

Print

REGISZE OFFICER

Signature of Registering officer