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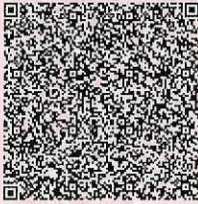
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Odisha

e-Stamp

Certificate No.	: IN-OD05969466532246V
Certificate Issued Date	: 04-Apr-2023 11:54 AM
Account Reference	: SHCIL (FI)/ odshcil01/ ANGUL/ OD-AGL
Unique Doc. Reference	: SUBIN-ODODSHCIL0108307854825156V
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-----

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

For M/S. Jindal Steel & Power Ltd

Authorised Signatory

Budhimanta Sahoo

For Jindal Steel Odisha Limited

Authorised Signatory

REGISTERING OFFICER
ANGUL

IE 0002507210

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.

SHIL



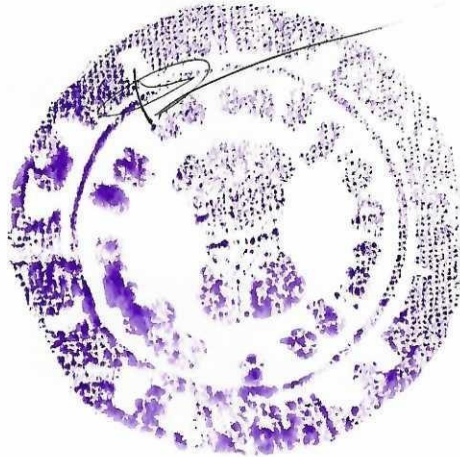
P. B. Bhowal
4.4.123

For M/S. Jindal Steel & Power Ltd

R. P. P.

Authorised Signatory

SIGNATURE OF PURCHASER



0125025070



LT1 of Bishnu Prasad Mishra
For M/S. Jindal Steel & Power Ltd.
Bishnu Prasad Mishra
Authorised Signatory

Rs: 10/-

Free Pass

AHS = 100/-

U/c = 250/-

TOTAL = 350/-



Manoj Kumar Majhi
Addl. Land Officer
IDCO, Angul Division
04/04/2023
LT1 of Manoj Kumar Majhi



LT1 of Ashish Pandey
or Jindal Steel Odisha Limited
ASHISH PANDEY
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.**

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

For M/S. Jindal Steel & Power Ltd.
Bishnu Prasad Mishra
Authorised Signatory
Page 1 of 9

For Jindal Steel Odisha Limited
ASHISH PANDEY
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.3370 Dt.08.09.2008** 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.1.95** comprising (2 sanctions) namely; Ramadihi (Ac.0.20) & Ramadihi (Ac.1.75) 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.

Manoj Kumar Mishra
Addl. Land Officer
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.

Bibhu Prasad Mishra
Authorised Signatory

For Jindal Steel Odisha Limited
Ashish Pandey
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 Ramadihi (Ac.0.20) & Ramadihi (Ac.1.75) totaling to **Ac.1.95** under Chhendipada Tahasil Tahasil, 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.1.75** land in village Ramadihi (**As mentioned in Schedule-B**) out of land measuring **Ac.1.95** held by them in favour of **M/s.JINDAL STEEL ODISHA LIMITED** for **Setting up 19.2**

Honaj Kumar Jais
Addl. Land Officer
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.

Arjun Kumar Mishra
Authorised Signatory

For Jindal Steel Odisha Limited
Ashish Pandey
Authorised Signatory

MTPA Integrated Steel Plant, 12.5 MTPA Cement Plant in the District of Angul.

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.3370 (O) Dt.08.09.2008** for an area measuring **Ac.1.95** shall be read for an area of **Ac.0.20** instead of **Ac.1.95** as detailed in schedule given below. After sub-lease of **Ac.1.75** land to **JINDAL STEEL ODISHA LIMITED**, the balance land measuring **Ac.0.20** 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.1.75** 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.3,91,126/-** comprising Land cost(Premium) Rs.3,50,000/-, Ground Rent Rs.3,500/-, Cess Rs.2,626/- & Incidental charges Rs.35,000/- in respect of **Ac.1.75** land in village **Ramadihi**.

Honey Kumar Mahi
Addl. Land Officer
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.

Dishu Prasad Mishra
Authorized Signatory

For Jindal Steel Odisha Limited
Ashish Pandey
Authorized Signatory

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.
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.1.75** in village **Ramadihi** 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.3370 (O) Dtd.08.09.2008 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 TRANSFEEE-JINDAL STEEL ODISHA LIMITED shall utilize the land for the balance period of lease i.e. **75 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.

Manoj Kumar Paphi
Addl. Land Officer
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.

Anish Handey
Authorized Signatory

Anish Handey

9. This Tripartite Agreement for sub-lease shall be **supplemental** to the Original Deed Document bearing No.3370 Dtd.08.09.2008 executed between Odisha Industrial Infrastructure Development Corporation (IDCO) and M/s.Jindal Steel & Power Limited. **Photocopy of the Original Deed Document bearing No.3370 Dtd.08.09.2008 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.3370 Dtd.08.09.2008** 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.
12. **M/s.Jindal Steel & Power Limited** shall transfer an area measuring **Ac.1.75** in village **Ramadihi** out of **Ac.1.95** 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.0.20** 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.1.75** in village **Ramadihi (As mentioned in Schedule-B)** without affecting the rights, power and interest of IDCO, Government and JSPL.

Kumar Japhi
Addl. Land Officer
IDCO, Angul Division

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

Jindal Steel Odisha Limited
Asmish Pande
Authorised Signatory

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.1.75** 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.
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.

Manoj Kumar Mohapatra
Addl. Land Officer
IDCO, Angul Division

For M/S. Jindal Steel & Power Ltd.

Bhupendra Kumar
Authorized Signatory

For Jindal Steel Odisha Limited
Amitesh Kumar
Authorized Signatory

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: Ramadihi

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	380(p)	0.18	0.00	0.18
2	131	381(p)	0.02	0.00	0.02
		TOTAL	0.20	0.00	0.20

Village: Ramadihi

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	574/1339	1.75	1.75	0.00
		Total	1.75	1.75	0.00

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	Ramadihi	0.20	0.00	0.20
2	Ramadihi	1.75	1.75	0.00
	TOTAL	1.95	1.75	0.20

Manoj Kumar Das
Addl. Land Officer
IDCO, Angul Division

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

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

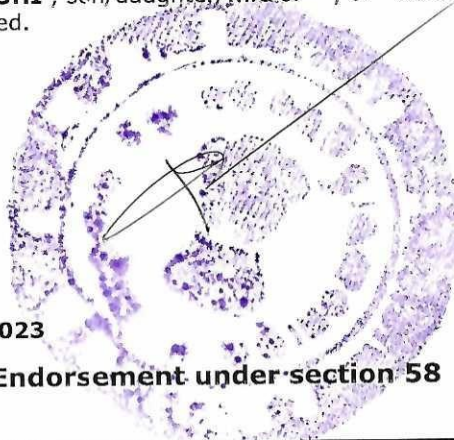
Date: 04/04/2023

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 DEVELOPMENT CORPORATION** REPRESENTED BY **SRI MANOJ KUMAR MAJHI**, son/daughter/wife of , of **IDCO TOWERS, JANPATH, BHUBANESWAR** by caste , profession and finger prints affixed.

Signature of Registering officer

REGISTERING OFFICER



Signature of Presenter / Date: 04/04/2023

Endorsement under section 58

Signature of Registering officer

ANGUL

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ODISHA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION REPRESENTED BY SRI MANOJ KUMAR MAJHI		 316294190		04-Apr-2023
MS JINDAL STEEL AND POWER LTD REPRESENTED BY EXECUTIVE VICE PRESIDENT SRI BIBHU PRASAD MISHRA		 243787068		04-Apr-2023

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

WITNESSES:

1. Balamonte Sahu
Jr, Asst, IDCO, Angul

Manoj Kumar Japhi
04/04/2023
SIGNATURE OF THE PARTY OF THE FIRST PART (IDCO)
Addl. Land Officer
IDCO, Angul Division

2. Sanatan Sindoor
Plant operator
IDCO, Angul

WITNESSES:

1. Suman Kumar
S/O - Harshvardhan Kumar
JSPL, Angul

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

2. Hemadaman Sahu
JSPL, Angul

WITNESSES:

1. Kumuda Ranjan Dash
S/O Subaram Dash
Angul

For Jindal Steel Odisha Limited
Ashish Pandey
Authorised Signatory
SIGNATURE OF THE PARTY OF THE THIRD PART (JSOL)

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

Prepared by
[Signature]

Manojabinda Pradhan
Advocate, Angul
Enrollment No 10-885/2013

JINDAL STEEL ODISHA
LTD REPRESENTED BY
DIRECTOR SRI ASHISH
PANDEY





243787081

Ashish Pandey

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			<i>Budhimanta Sahoo</i>	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 : 10012302212

For the year : 2023

Seal :

Date: 02/05/2023

Print

Signature of Registering officer

REGISTERING OFFICER
ANGUL

Signature of Registering officer

REGISTERING OFFICER
ANGUL