

Sri Bijay Kumar Dash, OAS(SS)
Chief General Manager (Land)



HO/P&A/LAE-8090/2021

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Date 21.06.2022

To

The Managing Director,
M/s. Globus Spirits Limited,
F-o, Mira Corporate Suites, Plot No. 1& 2,
Ishwar Nagar, Mathura Road, New Dehli-110065.

Sub:- Allotment of Govt. land measuring Ac.25.00 in village Jhamujhara under Kamakshyanagar Tahasil in the District of Dhenkanal for establishment of Industries by M/s. Globus Spirits Limited.

Ref.:- Your letter dated 29.03.2022.

Sir,

In pursuance to your application No. Nil dated 29.03.2005 and IPICOL land recommendation vide letter No.1474 dated 11.06.2021 we hereby allot the direct purchased private land measuring an area Ac.25.00 in village Jhamujhara under Kamakshyanagar Tahasil in the District of Dhenkanal, more fully described in the schedule below in your favour for 'Manufacturing of ENA/ Ethanol and 4 MW Power Plant' on the following terms and conditions:

01	You have already made payment of a sum of Rs.4,19,25,000.00 (Rupees four crore nineteen lakh twenty five thousand) only being the at rate of Rs.15,00,000.00 per acre (Land cost Rs.3,75,00,000.00, towards 10% IDCO Administrative charges Rs.37,50,000.00 & 18% GST Rs.6,75,000.00 in respect of Direct purchased Pvt. land measuring Ac.25.00 in village Jhamujhara under Kamakshyanagar Tahasil in Dhenkanal District.										
	<table><tr><th>Description</th><th>Amount (in Rs.)</th></tr><tr><td>Direct purchase of Pvt. land Ac.25.00 @ Rs.15.00 per acre</td><td>37500000.00</td></tr><tr><td>10% IDCO administrative charges</td><td>3750000.00</td></tr><tr><td>18% GST on 10% IDCO administrative charges</td><td>675000.00</td></tr><tr><td>Total :-</td><td>41925000.00</td></tr></table>	Description	Amount (in Rs.)	Direct purchase of Pvt. land Ac.25.00 @ Rs.15.00 per acre	37500000.00	10% IDCO administrative charges	3750000.00	18% GST on 10% IDCO administrative charges	675000.00	Total :-	41925000.00
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02	The land is allotted on leasehold basis for a period of 90 (ninety) years.										

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03	The land shall be utilized for establishment of Industries in village Jhamujhara under Kamakshyanagar Tahasil, in the District of Dhenkanal and shall not be sub-leased for any purpose to any other institution / individual.
04	The allottee will have to pay the Annual rent of the demised land amounting to Rs.6,86,250.00 (Rupees six lakh eighty six thousand two hundred fifty) for Ac.25.00 Private land in village Jhamujhara under Kamakshyanagar Tahasil, in the District of Dhenkanal. The above rate will be subject to revision consequent upon the appropriate decision taken by the concerned Revenue Authority from time to time.
05	For any construction or addition or alternation to the existing building and for any additional construction, you shall submit the building plans and shall take up such construction, addition, alternation or additional construction only after obtaining approval of IDCO/ appropriate authority.
06	The allottee shall abide by the guidelines of the Govt. in Industries Department and any revision thereto from time to time.
07	The allottee shall obtain necessary clearances from the State Pollution Control Board for establishment of <u>proposed</u> project on the allotted land before taking up any civil construction / industrial activities and will maintain the environmental balance which might be required at the time of commission of Industries.
08	a) The allottee shall also have to abide by all the applicable environment related laws / rules & regulations which are existing and which may be framed by the competent authority from time to time. b) The liquid effluent discharge of / from the industries must meet OSPCB prescribed norms.
09	The allottee shall have obtained clearance from Ministry of Environment and Forest, Government of India. The allottee shall abide by the provisions of prevailing forest laws, rule & guide lines issued by the State / Central Govt. from time to time.
10	The allottee shall abide by the provisions of OIIDC Act, 1980 and rules /

	regulations made there under, including the decision of the Board from time to time. The allottee shall also have to abide by all the terms and conditions enumerated in the sale deeds executed between the land owners and IDCO vide No.10502200652 - Ac.4.780, No.10502200653 - Ac.5.670, No.10502200654 - Ac.5.500, No.10502200655 - Ac.5.500 & No.10502200656 -Ac.3.550 all dated 10.06.2022. Total Ac.25.00 Pvt. land in village Jhamujhara under Kamakshyanagar Tahasil, in the District of Dhenkanal including terms and conditions stipulated made by IIAC, SLSWCA & HLCA.
11	The allottee will take possession of the property on "as it is" condition and no further demand for any development such as earth filling, raising and the leveling etc. shall be entertained. Any other improvement or development is purely at the responsibility of the allottee.
12	The allottee shall not transfer his right / title / interest in land either in part or in full including change of the constitution of the company without prior written permission of IDCO.
13	An agreement to lease shall be executed by the allottee / entrepreneurs with Corporation (IDCO) for implementation of the project within the moratorium period in prescribed proforma (Proforma-B) before taking over possession. The cost of the execution of agreement shall be borne by allottee.
14	After timely implementation of the project, lease deed will be executed between the Corporation and allottee for 2 (two) years from the date of possession of the handing over of the land or for the balance lease period as appropriate.
15	The allottee will have to start Civil Construction on the allotted land within six months and utilize the land and start commercial production within two years from taking over possession, otherwise the same shall revert back to IDCO free from all encumbrances.
16	The allottee shall submit the following documents before execution of agreement to lease.
	a) Copy of Certificate of Incorporation.

	<p>b) Copy of Article/ Memorandum of Association.</p> <p>c) A certified copy of the resolution passed by Board of Directors/Trustees accepting the terms and conditions of this letter and authorizing any of your Director / Representative to execute the Agreement to lease & take over possession of allotted land from IDCO on behalf of your company.</p> <p>d) An affidavit regarding present and permanent address of the Directors/Trustees of the company.</p> <p>e) An affidavit of permanent & present address of the authorizing officer, who will execute the Agreement to lease with IDCO.</p> <p>f) A brief profile of your project.</p> <p>g) Submission of consolidated map of your project.</p> <p>h) An undertaking to the effect that, the project area is within the administrative approval of Excise Department, Government of Odisha, to obtain land through IDCO by acquisition / alienation, not purchased the private land from the public through himself in the name of the Company and not encroached any Govt. land / private land.</p>
17	The allottee shall make necessary provisions for peripheral development along with provisions for ancillary industries development at their own cost. These provisions shall have to be incorporated in your project report if not provided.
18	The allottee shall make provisions for internal infrastructure development of allotted land including arrangement of roads, water supply and electricity for the project at their own cost.
19	The allottee shall make necessary provisions for adequate soil conservation and rain water harvesting structures therein to establish rain water conservation and harvesting system.
20	Financial closure for the project shall be completed within one year from the date of possession of land.
21	If construction work is not started within 6(six) months , the lease will be deemed to have been cancelled at the end of 6 (six) months period. Further, if

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	the land or any part of it, is not utilized fully for the purpose for which it is sanctioned within a period of 3(three) years , the same shall revert to IDCO free from all encumbrances.
22	In case the project land (private or government or both) is interspersed with forest land, the Project authorities shall allow free access to the local community till the same is alienated in your favour after obtaining due approval of the diversion proposal by the Ministry of Environment & Forest.
23	In case of government land for felling of trees, enumeration of the number of trees shall be done and necessary cost shall be deposited with the government. In case of required private land, necessary clearance of the local DFO shall be obtained by the project authority before felling of trees.
24	The allottee shall have to abide by the decision, guidelines issued by the Govt. regarding employment & rehabilitation of displaced families. The rehabilitation site shall be kept at a reasonable distance from the reserve / protected areas and the oustees shall be provided with necessary agriculture & grazing land for sustenance.
25	Due opportunity shall be provided to the local people to express their views in Gram Sabha meeting in the scheduled area & public hearing shall be made by the Pollution Control Authority.
26	No waste water of the industry shall be released to the Reservoir / River . The user agency shall follow the guidelines of the Pollution Control Board.
27	The allottee shall abide by the terms and conditions of MoU , if executed with State Government.
28	The allottee shall develop green belt around the project site as per the detail conditions specified in the clearance issued by the MOEF & State Pollution Control Board (SPCB).
29	The allottee shall transfer the land along the State Highway to the state govt. as per requirement for development of common infrastructure/public purpose, through gift deed, if desired by Govt. in future.
30	The allottee shall be liable to pay the cost of standing trees standing over the

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	leased out land as required by the District Administration.
31	In addition to the above conditions the conditions imposed by Ministry of Coal, for allocation of Coal block in the District of Dhenkanal and conditions stipulated in clearance / consent issued by MOEF Government of India & State Pollution Control Board, Odisha will be strictly adhered to.
32	The allottee shall have to take necessary clearance of the local DFO before felling of trees, if any, in case of both acquired private and Government land allotted in your favour.
33	The allottee shall pay any such sum towards land cost of the demised land demanded by the lessor consequent upon the lessor being required to pay more towards the compensation under the provision of Land Acquisition Act or in pursuance of the orders of Civil Court or any other authority enhancing the amount of compensation awarded by the Collector or other dues lawfully payable under the land acquisition proceedings or any reasons whatsoever. You shall agree and undertake to reimburse IDCO any sums or expenses incurred by IDCO towards payment of the higher cost or otherwise as may be assessed.
34	The allottee shall abide the decisions of the Rehabilitation and Periphery Development Advisory Committee (RPDAC) from time to time regarding rehabilitation and employment of displaced families and also abide by the guidelines / direction of Government of Odisha and other appropriate authorities regarding rehabilitation of displaced families.
35	That the allottee shall submit detailed information / status of the project as mentioned in GoiPASS, along with status of credit and employment uploading the same in the GoiPASS site by 31st March every year.
36	In the event of breach of any of the terms and conditions of the allotment stipulated above, allotment in question shall stand cancelled and the deeds executed, if any, with you shall also be cancelled. The allottee shall hand over possession of the allotted land within 15 days from the date of cancellation failing which the allottee shall be evicted from the demised property under the provisions



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of OIIDC Act.1981/OPP (EUO) Act, 1972.

Please convey the letter of acceptance to the undersigned within 15 days failing which the allotment offer shall stand withdrawn automatically.

LAND SCHEDULE

Name of the Village:-		Jhamujhara			
Name of the P.S:-		Kamakshyanagar-222			
Name of the Tahasil :-		Kamakshyanagar			
Name of the District:-		Dhenkanal			
SI No.	Khata No	Plot No	Total Area (In Ac.)	Proposed Area (In Ac.)	Kissam
1	110/85	1063	4.380	4.380	Taila-I
2	110/85	1061	1.020	1.020	Taila-I
3	110/85	1065	0.270	0.270	Taila-I
4	110/86	1066/1227	2.500	2.500	Bagayat
5	110/86	1052/1226(P)	3.000	1.050	Bagayat
6	110/83	1066/1222	5.500	5.500	Bagayat
7	110/88	1066(P)	3.560	2.780	Taila-I
8	110/88	1067	2.000	2.000	Pattita
9	110/83	1067/1221	5.500	5.500	Bagayat
Total:-			27.730	25.000	

BY ORDER OF MD

Yours faithfully,


Chief General Manager (Land)

Memo No. _____ /Dated.

Copy submitted to Joint Secretary to Government, Revenue & Disaster Management Department / Addl. Secretary to Government, Industries Department / Addl. Secretary to Government, Excise Department / District Magistrate & Collector, Dhenkanal / Chief General Manager (SNLA), IPICOL, Bhubaneswar for kind information and necessary action.

Copy to Tahasildar, Kamakshyanagar for information and necessary action.


Chief General Manager (Land)

Memo No. _____ /Dated.

Copy to Chief General Manager, MSME, IDCO / Divisional Head, IDCO Angul Division for information and necessary action.


Chief General Manager (Land)

Odisha Industrial Infrastructure Development Corporation
(A Government of Odisha Undertaking)

IDCO, Land Division, IDCO Towers, Janpath, Bhubaneswar - 751022, Odisha, INDIA

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