



BEFORE NOTARY PUBLIC: KEONJHAR, DIST:KEONJHAR.  
LandLeaseAgreement

N 751716

This deed of agreement is made on this the 3RD day of JAN. 2024  
BETWEEN,

Dr Prasanta Kumar Mohanty S/o Indubhusan Mohanty Director of OSI&SL  
Palaspanga At- Camac street, 17, Circus Avenue, Kolkata, West Bengal 700017  
(Here in after called as the 1<sup>st</sup> party)

AND

Mrs Rajashree Khattoi W/o Suresh Chandra Khattoi Chairperson of  
Gonasika Education Trust Keonjhar, At- Mining Road Aditya Enclave  
Po-Keonjhar, Pin 758001 Odisha (Here in after called as the 2<sup>nd</sup> party)



WHEREAS, the 1st party members was the full and final care taker of  
Greenfield school, Palaspanga (Greenfield Center for Education and community  
Development). Which is situated at mouza - Sponge Patna - Khata 2/1 - over plot  
no 44 - area Ac 9.00 out of Ac 11.00 which land is recorded in name of Orissa  
Industrial Infrastructure Development Co Ltd.

And where as the second party member want to take the Greenfield School and  
the Center of Education and Community Development Centre on lease basis for  
a period of 20 years and for which he approached the same to the first party.  
Then both the parties have agreed with following terms and conditions.

1. That the first party has given the above land area and all school building (which is constructed on this land) to the second party for running the school in proper natural way in this lease basis.
2. That the second party will give their consent in positive way to manage the school in smooth and soft manner in every sphere in coming future.

That in this Greenfield School regard every thing is done by /managed by  
constructing and purchasing school buses or any type of assets / any type of  
necessary for smooth operation of school can be purchased by the second  
party of Greenfield School.

SUBASH CHANDRA BEHERA  
NOTARY  
KEONJHAR, ODISHA  
Reg. No. 0-333/2008

President

Prasanta Kumar Mohanty





N 751715



- The former president Greenfield School (second party) can develop the school surrounding / construct the school building or hostel building without any hesitation on the above place of Greenfield School, Palaspanga.
- That the first party have solemnly given their consent that I have no objection from the corner of my heart, for the development of Greenfield School, Palaspanga, Keonjhar (for the region's/area's educational development).
- That the second party cannot sell or cannot give to any other party or cannot break or move the school without the knowledge of first party or his legal heir from the above mentioned place as per the before bye-laws which is given by the OSI&SL, Palaspanga.
- That during the period of agreement if any thing is to be found wrong in connection with criminal nature by the second party, then the second party will be held responsible for the same as per the court of laws.

In witness where of the both the parties agree with the above terms and conditions and have put their respective signatures in presence of following witnesses.

  
BASANTA KUMAR SAHOO  
(Advocate)  
Keonjhar, Odisha  
Reg. No. 0-333/2008

  
SIGNATURE OF THE 1<sup>st</sup> PARTY  
  
President  
Greenfield School  
Palaspanga  
SIGNATURE OF THE 2<sup>nd</sup> PARTY

WITNESSES:  
SUBASH CHANDRA BEHERA  
NOTARY  
KEONJHAR, ODISHA





# ORISSA SPONGE IRON & STEEL LIMITED

(An ISO 9001, 14001 & OHSAS - 18001 Certified Company)

P.O. PALASPANGA, DIST. KEONJHAR - 758031

TEL : 06766-235223, 235225, 235227, 235229, FAX : 235205, E-Mail : osilsite.2009@rediffmail.com

## Annexure B

### CERTIFICATE OF LAND

File No. OSIL/VCMD/130

Date : 20.02.2024

Certified that the land measuring 1153880.17 Square meters is owned by the Orissa Sponge Iron & Steel Limited, Palaspanga by way of allotment letter no IFG74 dt- 08/07/1993.

It is further certified that owner of the land has leased the said land to Greenfield School, Palaspanga under section 8 of Companies Act 2013 fully described in the schedule mentioned herein after with the following details for a period of 50 years from 1991 to 2041.

Sl no.	Particulars	Details
1.	Plot No.(s)/ Survey No.(s)/ Khasra No.(s)/ Khata No.(s)/ Khatauni No.(s)	Plot No -44, Khata No-2/1
2.	Name of the street/ village, sub division, district and state.	Spongepatna, Palaspanga, Keonjhar

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that Greenfield School, Palaspanga, Keonjhar run by the name of Greenfield Centre For Education And Community Development, Palaspanga is located on the said plot of land.

### THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 36421.7 Square meters situated in Plot No- 44 at Spongpatna, Palaspanga, Keonjhar, Orissa and bounded as follows :

North	: ORISSA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT
East	: ORISSA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT
West	: ORISSA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT
South	: ORISSA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT

For Orissa Sponge Iron and Steel Limited,

  
(Dr. P.K. Mohanty)  
Chairman cum Managing Director



KOLKATA OFFICE

: CHATTERJEE INTERNATIONAL CENTRE, 11<sup>TH</sup> FLOOR, 33A, J.L.NEHRU ROAD, KOLKATA - 700 071

REGD. OFFICE &

: OSIL HOUSE, GANGADHAR MEHER MARG

PROJECT &

: BHUBANESWAR - 751024

ENGINEERING OFFICE

: TEL : (0674) 2725850 - 54, FAX : (0674) 2725855, E-mail : orispong@sancharnet.in

OFFICE OF THE TAHASILDAR, KEONJHAR

No. 3276

Date 13.9.91

From Sri P.K. Pattnaik, O.A.S.  
Tahasildar, Keonjhar.



This is to certify that the Green Field School has its own building and play ground within the area under possession of Orissa Sponge Iron Ltd., Palaspanga located in Mauja Sponge Patna plot No. 44 covering ~~area~~ area of Ac. 9.00

The lease proposal in favour of Orissa Sponge Iron Ltd. is under process but advance possession of the total area has been given to them since 1979.

Tahasildar,

Keonjhar.

*[Signature]*  
13.9.91  
TAHASILDAR  
KEONJHAR



## ଖତିୟାନ

ମୌଜା : ସ୍ୱଞ୍ଜ ପାଟଣା

ଥାନା : ସଦର

ଥାନା ନମ୍ବର : 301

ତହସିଲ : ସଦର

ତହସିଲ ନମ୍ବର : 4 (838)

ଜିଲ୍ଲା : କେନ୍ଦୁଝର

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାବତୀ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର				ଓଡିଶା ସରକାର ଖେତାବତୀ ନମ୍ବର 1		
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର				2/1		
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ				ଓଡିଶା, ଇଣ୍ଡଷ୍ଟ୍ରିଆଲ ଇନପ୍ରାଷ୍ଟ୍ରିଟ୍ରେ ଡେଭଲପମେଣ୍ଟ ; କର୍ପୋରେସନ ବା:		
3) ସ୍ୱତ୍ତ୍ୱ	ପଟାଦାର					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		17440.00	13080.00		30520.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ଉକ୍ତ ପଟାର ମିଲ୍ଲାଦ ସ୍ଥ 1980 ମସିହା ଠାରୁ 99 ବର୍ଷ I Abatement Case No.20/2022-23 ହୁକୁମ ମୁତାବକ ଦାଖଲ ଖାତା ନଂ 2/2 କୁ।				
BLANK SPACE FOR STAMPING						
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 2/1		ମୌଜା : ସ୍ୱଞ୍ଜ ପାଟଣା				ଜିଲ୍ଲା : କେନ୍ଦୁଝର
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମନ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
1	ପଡିତ		35	5000		ମଟାଳ, ସବୁଲିଜ ଦଲିଲ ନମ୍ବର 1855, ତା- 28/9/93 ରିଖ ମୁତାବକ, ତା- 14/5/80 ମସିହାଠାରୁ 90, ବର୍ଷ ପର୍ଯ୍ୟନ୍ତ ଦଖଲ ଓଡିଶା, ସ୍ୱଞ୍ଜ ଆଇରନ ଲିମିଟେଡ
2	ପଡିତ		25	7000		ମଟାଳ, ଓଡିଶା ସ୍ୱଞ୍ଜ ଆଇରନ, ଲିମିଟେଡ ପ୍ଲଟ ନଂ- 1 ଦଖଲ, ମୁତାବକ
3	ଘରବାରି		6	5000		ବିଦ୍ୟୁତ ବିଭାଗର ମେସିନଘର, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
5	ଜଙ୍ଗଲ		23	3400	9.4454	ଇଉକାଲି ପଟାସ ଜଙ୍ଗଲ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
6	ଘରବାରି		0	0200		ଓଜନ ଘର, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
7	ରାସ୍ତା		0	7200	0.2914	କଟା ରାସ୍ତା, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
8	ଜଙ୍ଗଲ		21	5400	8.7169	ଇଉକାଲି ପଟାସ ଜଙ୍ଗଲ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
9	ଘରବାରି		0	0100		ପାଇଖାନାଘର, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
10	ଘରବାରି		0	3000		ଗାଧୁଆ ଘର, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
11	ଜଙ୍ଗଲ		3	5600	1.4407	ଇଉକାଲି ପଟାସ ଜଙ୍ଗଲ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
15	ପଡିତ		0	6800	0.2752	ମଟାଳ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
16	ଘରବାରି		2	6100	1.0562	ବିଦ୍ୟୁତ ବିଭାଗ ବାସଗୃହ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
17	ଜଙ୍ଗଲ		9	4800	3.8364	ଇଉକେଲ ପଟାସ ଜଙ୍ଗଲ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
18	ଘରବାରି		0	9300		ବଙ୍ଗଳା ଘର, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
19	ରାସ୍ତା		0	3700		କଟାରାସ୍ତା, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
20	ଜଙ୍ଗଲ		0	1400		ଇଉକାଲି ପଟାସ ଜଙ୍ଗଲ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ

21	ରାସ୍ତା		0	1600	0.0647	କଟାରାସ୍ତା, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
22	ପଡିତ		1	6200		ମଟାଳ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
23	ଘରବାରୀ		0	0600		ଘର ପ୍ଲଟ ନଂ-1 ଦଖଲ ମୁତାବକ
24	ପଡିତ		0	0300		ମଟାଳ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
25	ଘରବାରୀ		0	0200		ଗୋଦାମ ଘର, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
26	ଜଙ୍ଗଲ		36	0000		ଇଉକାଲି ପଟାସ ଜଙ୍ଗଲ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
28	ପଡିତ		10	5000		ମଟାଳ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
30	ପଡିତ		7	0000		ମଟାଳ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
31	ଜଳାଶୟ		0	0300		ପାଣିଭଣ୍ଡାର, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
32	ପଡିତ		1	5300		ଗେଙ୍ଗୁଟି, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
33	ଘରବାରୀ		1	0000		କଲୋନୀଘର, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
34	ରାସ୍ତା		0	3700		କଟାରାସ୍ତା, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
35	ଘରବାରୀ		0	8300		କଲୋନୀଘର, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
36	ରାସ୍ତା		0	2600		କଟାରାସ୍ତା, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
37	ଘରବାରୀ		0	5600		କଲୋନୀ ଘର, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
38	ପଡିତ		0	2000		ମଟାଳ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
39	ଘରବାରୀ		0	8300		କଲୋନୀଘର, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
40	ରାସ୍ତା		0	5500		କଟାରାସ୍ତା, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
41	ପଡିତ		0	7500		ଗେଙ୍ଗୁଟି, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
42	ରାସ୍ତା		0	2000		କଟାରାସ୍ତା, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
43	ଘରବାରୀ		0	1000		ଅତିଥିଗୃହ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
44	ଜଙ୍ଗଲ		10	9600	4.4354	ଇଉକାଲି ପଟାସ ଜଙ୍ଗଲ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
45	ଘରବାରୀ		0	0100		ଘର ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
46	ଜଙ୍ଗଲ		5	4700	2.2136	ମିଶ୍ରିତ ଜଙ୍ଗଲ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ



52	ଜଙ୍ଗଲ		31	1500	12.6060	ଝାଟିଜଙ୍ଗଲ, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
54	ପଟିଟ		23	5000		ଗେଲୁଟି, ପ୍ଲଟ ନଂ- 1 ଦଖଲ ମୁତାବକ
56	ପଟିଟ		13	9400	5.6413	ଗେଲୁଟି, ପ୍ଲଟ ନଂ- 1, ଦଖଲ ମୁତାବକ
<b>43 plots</b>			<b>279</b>	<b>0300</b>	<b>50.0232</b>	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 31/08/2023 01:17:00 IP :157.41.228.236



# ORISSA SPONGE IRON & STEEL LIMITED

(An ISO 9001, 14001 & OHSAS - 18001 Certified Company)

P.O. PALASPANGA, DIST. KEONJHAR - 758031

TEL : 06766-235223, 235225, 235227, 235229, FAX : 235205, E-Mail : osilsite.2009@rediffmail.com

Ref : OSIL/VCMD/128

Date : 28<sup>th</sup> September, 2018

To,  
The Principal,  
Greenfield School,  
Palaspanga, Keonjhar-758031.

**Sub : Allotment of 9 acres of land to Greenfield School.**

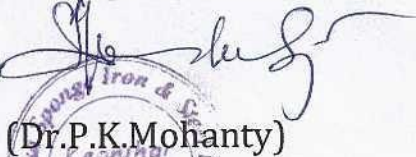
Dear Madam,

It is for the information of all concerned that we have allotted 09 acres of land located in Mauja Sponge Patna, Plot No-44, Khata No-2/1, to Greenfield School for construction of School building, Play Ground and other related infrastructures.

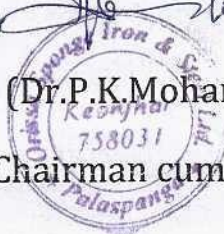
OSIL Management has no objection for the purpose stated above and free functioning of the school.

With Best wishes,

For Orissa Sponge Iron and Steel Limited,

  
(Dr.P.K.Mohanty)

Vice Chairman cum Managing Director



KOLKATA OFFICE

REGD. OFFICE &  
PROJECT &

ENGINEERING OFFICE

: CHATTERJEE INTERNATIONAL CENTRE, 11<sup>TH</sup> FLOOR, 33A, J.L.NEHRU ROAD, KOLKATA - 700 071

: TEL : (033) 22263114, 22266442, 22262636, 22883910-16 FAX : (033) 22267470, E-Mail: calosil@cal.vsnl.net.in

: OSIL HOUSE, GANGADHAR MEHER MARG

: BHUBANESWAR - 751024

: TEL : (0674) 2725850 - 54, FAX : (0674) 2725855, E-mail : orispong@sancharnet.in





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Ref. No: OSIL/VCMD/129

Date : 28<sup>th</sup> September, 2018

## TO WHOM SOEVER IT MAY CONCERN

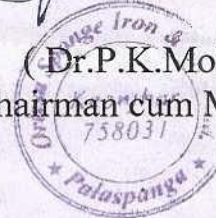
OSIL Management has no objection for the allotment of 9 acres of land to Greenfield School for the construction of school building and other related infrastructures for free functioning of the school.

This letter is being issued for the purpose of obtaining renewal of affiliation from CBSE Board, New Delhi.

For Orissa Sponge Iron & Steel Limited

(Dr.P.K.Mohanty)

Vice Chairman cum Managing Director



KOLKATA OFFICE

REGD. OFFICE &  
PROJECT &

ENGINEERING OFFICE

: CHATTERJEE INTERNATIONAL CENTRE, 11<sup>TH</sup> FLOOR, 33A, J.L.NEHRU ROAD, KOLKATA - 700 071

: TEL : (033) 22263114, 22266442, 22262636, 22083910-16 FAX : (033) 22267470, E-Mail: calosil@cal.vsnl.net.in

: OSIL HOUSE, GANGADHAR MEHER MARG

: BHUBANESWAR - 751024

: TEL : (0674) 2725850 - 54, FAX : (0674) 2725855, E-mail : orispong@sancharnet.in



**OFFICE OF THE TAHASILDAR, SADAR, KEONJHAR**

At/P.O- KEONJHAR, DIST:-KEONJHAR, ODISHA, PIN:-758001

Email-Id-tah.keonjhar@gmail.com

No. 2026 /Rev. Dtd. 16/04 / 2024

To

The Principal, Greenfield School, Palaspanga

Dist: Keonjhar

Sub:- Status report on school building of Greenfield School, Palaspanga.

Ref:- Your letter No.GFS/GEN/45/24 dtd. 20.02.2024.

Sir,

In inviting a reference to the letter on the subject cited above, I am to say that, as per field verification report of R.I. Plasnpaga, it is ascertained that, the school building of Greenfield School, Palaspanga stands over below schedule plot of Village: Spongepatna.

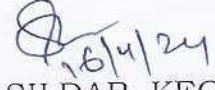
**LAND SCHEDULE**

Mouza: Spongepatna

Khata No.	Plot No.	Kissam	Area (in Ac.)	Recorded Tenant
2/1	44	Jungle	10.96	Odisha Industrial Infrastructure Development Corporation.

This is for favour of information and necessary action.

Yours faithfully

  
16/4/24  
TAHASILDAR, KEONJHAR  
**TAHASILDAR**  
**KEONJHAR**

OFFICE OF THE REVENUE INSPECTOR, PALASPANGA



TAHASIL: SADAR, DIST: KEONJHAR

Letter No- 32 Date-08.03.2024

The Tahasildar, Sadar, Keonjhar.

Sub: Enquiry report regarding possession of Green Field School, Palaspanga.

Ref: Your Letter No.- 1267 / Dated -01.03.2024.

Sir,

With reference to the subject cited above, I am to inform you that on field enquiry it is found that the Green Field School building, Play Ground and other related infrastructure are situated in the below land schedule area, stands recorded in the name of Odisha Industrial Infrastructure Development Corporation.


Land Schedule

Mouza: Sponge Patana

Khata No	Plot No	Kissa m	Area (in Ac)	Direction	Name of the RT
2/1	44	Jungle	10.96	North- Odisha Industrial Infrastructure Development South- Odisha Industrial Infrastructure Development East- Odisha Industrial Infrastructure Development West-NH 20	Odisha Industrial Infrastructure Development Corporation.

This is for your kind information and necessary action.

Yours Faithfully,

  
08.03.24  
R.J. Palaspanga  
Tahasildar, Keonjhar



6/31

OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE, KEONJHAR.

Order No. 189 /Rev. dt. 18.1.93

In exercise of the powers conferred upon the Collector in Schedule-II appended to Rule 11 of OGLS Rules, 1983 sanction of lease of Govt. land to the extent of Ac. 440.20 as per detailed below in Village- Sponge Patna and Luhajodi under Keonjhar Tahasil is accorded in favour of Orissa Industrial Infrastructure Development Corporation for setting up Sponge Iron Plant and to regularise handing over advance possession as per Revenue Deptt. G.O. No. 15764/R dated 4.3.80 subject to the terms, conditions and payment of premium and ground rent as mentioned below in addition to the terms and conditions prescribed in Revenue Deptt. letter No. 49639/R dated 9.9.81.

(1) The lessee shall have the surface right over the land.

(2) The demised land will be utilised for the purpose for which it is leased out and will not be diverted/ transferred in favour of any individual or others for any purpose other than for which it is leased out.

(3) The land or any portion thereof shall revert to Govt. in Revenue Deptt. free from all encumbrances and without payment of any cost thereof in case the same is not utilised for the purpose for which it is leased out.

(4) The lessee shall get the lease deed executed and registered at it's own cost within six months from the date of issue of this order failing which the sanction order will cease to operate.

(5) The lessee shall mark the boundaries of the demised land and keep the same free from encroachment.

(6) The premium of the demised land for an amount of Rs 2,75,125.00 ( Two lakhs, seventy five thousand, one hundred twenty five ) only i.e. @ Rs 625/- per acre as per the area rate fixed by Govt. in Revenue Deptt. G.O. No. 1173 dated 3.3.81 and in view of sanction accorded in Revenue Deptt. G.O. No. 15764/R dated 4.3.80 for handing over advance possession will be paid by IDCO in one instalment.

(7) The Annual Ground Rent for an amount of Rs 27,513 Rupees Twenty seven thousand five hundred (thirteen) only.

Industrial Policy of Government issued by the Industries Deptt. and the G.Os of Revenue Deptt. stated above will be paid by the lessee from the year 1980-81 in view of handing over possession to IDCO on 14.5.1980 alongwith the interest @ 6% per year on the sum un-paid.

(8) The cess is to be paid @ 50% of the annual ground rent each year commencing from the year 1985-87 with interest at the aforesaid rate if not paid in time.

(9) Infringement of any of these conditions and the terms and conditions provided in the lease deed will amount to violation of the terms and conditions of the lease and there upon the demised land shall revert back to Govt. in Revenue Deptt. free from all encumbrances and without payment of any compensation either for the land or for the structures erected there on and the improvement which might have been made to it.

LAND SCHEDULE

<u>Village</u>	<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
Sponge Patna	27	1	1a. 35.50
		2	1a. 25.70
		3	1a. 24.20
		6	1a. 0.02
		7	1a. 0.32
		8	1a. 24.50
		9	1a. 0.01
		10	1a. 0.30
		11	1a. 4.10
		17	1a. 10.00
		18	1a. 0.93
		19	1a. 0.37
		20	1a. 0.14
		21	1a. 0.18
		22	1a. 1.62
		23	1a. 0.06
		24	1a. 0.03
		25	1a. 0.02
		26	1a. 26.00
		28	1a. 10.50
		30	1a. 7.00
		31	1a. 0.03
		32	1a. 1.53
		33	1a. 1.00
		34	1a. 0.37
		35	1a. 0.83
		36	1a. 0.26
		37	1a. 0.56
		38	1a. 0.20
		39	1a. 2.83
		40	1a. 2.53
		41	1a. 0.73



<u>Village</u>	<u>Khata No.</u>	<u>Plot No.</u>	<u>Area.</u>
		42	Ac. 3.20
		43	Ac. 3.10
		44	Ac. 11.00
		45	Ac. 3.01
		46	Ac. 5.50
		52	Ac. 32.00
		54	Ac. 23.50
		56	Ac. 14.50
	2	3	Ac. 6.50
		16	Ac. 2.91
		15	Ac. 1.00
		Total:	Ac. 285.13

Luhagodi	1	1	Ac. 34.85
		2	Ac. 39.30
		3	Ac. 38.54
		7	Ac. 41.00
		8	Ac. 1.38
		Total:	Ac. 155.07

Grand Total : Ac. 440.20

Collector, Keonjhar.

Memo No. 190(3) / Rev. dt. 18.1.93

Copy forwarded to the Deputy Secretary to Govt. Revenue and Excise Deptt. Orissa / Secretary to Board of Revenue Orissa, Cuttack / Secretary to R.D.C. N.D. Sambalpur for information.

Collector, Keonjhar.

Memo No. 191 / Rev. dt. 18.1.93

Copy forwarded to the Sub-Collector, Keonjhar for information and necessary action.

Collector, Keonjhar.

Memo No. 192 / Rev. dt. 18.1.93

Copy alongwith lease case record No. 2/83 and 2/88 forwarded to the Tahasildar, Keonjhar for information and necessary action. He is requested to acknowledge receipt of the concerned case records.

Collector, Keonjhar.

Contd..P/4.

- 4 -

Memo No. 193 /Rev. dt. 18.1.93

Copy to Managing Director, Orissa Industrial Infrastructure Development Corporation, IDCO Towers, Janapath, Bhubaneswar for information and necessary action. He is requested to deposit the premium, ground rent and cess and fixed and get the lease deed executed within the stipulated period.

*[Signature]*  
18.1.93.

Collector, Keonjhar.

Memo No. 194 /Rev. dt. 18.1.93

Copy to Guara file.

SD -

Revenue Officer,  
Collectorate, Keonjhar.

Memo No. 195 / Rev. dt. 18.1.93

Copy forwarded to the  
Officer CSIL Palaspur, Keonjhar for  
information & necessary action

Rev. Officer  
Keonjhar



OSIL/RO/GM/198-93

Bhubaneswar

11.10.1993.

Sri P.Tripathi, IAS(Retd).

Dear Mr Ganguly,

I forward herewith the following documents relating to execution and registration of the lease deed with IDCO for 440.20 Acres of forest land in villages Spongepatna and Luhagudi in Keonjhar Tahsil, Keonjhar district.

1. Original lease deed on stamp papers.
2. seven xerox copies of the original lease deed in xerox papers of Revenue(Regn)Department.
3. One more xerox copy of the original lease deed on thick paper. This may be sent to the Addl.General Manager, Mr Kanungo or the General Manager, Mr Chakravarty for record in the Palasponga office. As couriers are going daily from Calcutta to Palasponga, Palasponga copy may be sent through the courier.
4. A copy of the lease deed on one rupee stamp paper which was given to IDCO on their request.
5. A copy of the lease deed executed on 25 paise stamp paper by IDCO with the Collector. This is the land given to OSIL by IDCO.

In the draft lease deed sent to us by IDCO, it was mentioned that the area of 440.20 acres was being given to OSIL for establishment of a Sponge Iron Plant. As Orissa Sponge Iron Ltd. is thinking of other plants also like Steel billet plant, waste heat power generation plant etc. I had added in the lease deed the words "Allied and Ancilliary Industries" after the words "Sponge Iron Plant" at the bottom of page-2 of the lease deed. The Law Officer of IDCO had deleted the words "allied and" in the draft and had retained only the ancillary plants. I therefore had to approach the Chairman-cum-Managing Director, IDCO for retaining the words "Allied and Ancilliary Industries". The Chairman very kindly agreed to it and accordingly these words now find place in the lease deed.

General Manager  
With Best wishes,

OSIL, Calcutta.

Yours sincerely,

(P. TRIPATHI)

# Orissa Industrial Infrastructure Development Corporation

A GOVERNMENT OF ORISSA UNDERTAKING  
[ INCORPORATED UNDER ORISSA ACT 1 OF 1981 ]



Telephone : 402784  
PBX : 405464  
Telex : 0675-305  
Telegram : INFRA  
FAX :

Office: Bhubaneswar  
Bhubaneswar - 751 007 (India)

No. IFG: 74(Part):

To

1306c

Dt. 8/7/93

M/s. Orissa Sponge Iron Limited  
6, Sahidnagar,  
Bhubaneswar : 7.

Sub: Lease of land in village - Sponge Patna and  
Luhagodi in Keonjhar district.

Dear Sir,

Advance possession of 455.25 acres of Govt. land in above villages was given to you by our predecessor IPICOL on 14.5.1980 for establishment of a Sponge Iron Plant. Subsequently a special settlement operation was taken-up which has determined the total area at 446-72 acres. In the meantime the Collector, Keonjhar has sanctioned lease of 440.20 acres of land in villages Sponge Patna and Luhagodi under Keonjhar Tanasil to regularise the advance possession. Accordingly we hereby allot 440.20 acres of Govt. land ( 285.13 acre in village: Sponge Patna & 155.07 acre in village : Luhagodi ) more fully described on the schedule at Annex-I in your favour on the following terms and conditions ;

1. The land is allotted on lease hold basis for a period of 90 (ninty) years w.e.f. 14.5.80.
2. The total cost of 440.20 acres of land comes to Rs. 2,75,125/- (Rupees two lakhs seventyfive thousand and one hundred twentyfive only) calculated @ Rs. 625/- per acre i.e. the premium cost prevailing under IPR-1980. It is hereby confirmed that the premium cost of land has been received by us in full from you vide our MR No. 29696 dtd. 13.1.88.
3. You are also required to pay us Rs. 27,513/- (Rupees twenty-seven thousand five hundred thirteen) only towards administrative charges calculated @ 10% of land cost. We confirm that the same has been deposited with us in full vide MR No. 29696 dtd. 13.1.88.
4. You shall be required to pay annual Ground Rent and Cess for 440.20 acres of land at the following rates ;  
Annual Ground Rent : Rs. 27,513.00  
Annual Cess : Rs. 13,757.00

Above charges are payable from 14.5.80 and are subject to revision by the State Govt. from time to time. It is hereby confirmed that the Ground Rent /Cess and interest thereon for the period up to 1992-93 have been deposited by you with us as per the demand made by the Tahasildar, Keonjhar. The Ground Rent/ Cess of the subsequent years shall be deposited by you with us within first month of each financial year.







CONTINUATION SHEET....

You are, therefore, requested to communicate your acceptance of above terms and conditions and take steps for submission of above documents and execution of lease agree

Please acknowledge receipt of letter.

Thanking you,

Yours faithfully,

Encl: As above.

CHIEF GENERAL MANAGER (P&A)

Memo No...../Dt-

Copy submitted to the Commissioner-cum-Secretary to Govt. Industries Deptt. Bhubaneswar/ C.M.D. IPICOL, Bhubaneswar Collector, Keonjhar for information.

CHIEF GENERAL MANAGER (P&A)

Memo no...../Dt.

Copy to the General Manager, IDCO, Balasore/Tanasildar Keonjhar for information and necessary action.

CHIEF GENERAL MANAGER (P&A)

.....



LAND SECHDULE

<u>Village</u>	<u>Khata</u>	<u>Plot No.</u>	<u>Acre</u>		
Sponge	27	1	Ac. 35.50		
		2	25.70		
		5	24.20		
		6	0.02		
		7	0.82		
		8	23.50		
		9	0.01		
		<del>20</del>			
		10	0.03		
		11	4.10		
		17	10.00		
		18	0.93		
		19	0.37		
		20	0.14		
		21	0.18		
		22	1.62		
		23	0.06		
		24	0.03		
		25	0.02		
		26	36.00		
		28	10.50		
		30	7.00		
		31	0.03		
		32	1.53		
		33	1.00		
		34	0.37		
		35	0.83		
		36	0.26		
		37	0.56		
		38	0.20		
		39	0.83		
		40	0.55		
		41	0.75		
		42	0.20		
		43	0.10		
		44	11.00		
		45	0.01		
		46	5.50		
		52	32.00		
		54	23.50		
		56	14.50		
		2	3	6.50	
			16	2.91	
			15	1.00	
			Total :		
				Ac. 285.13	
		Luhagodi	1	1	Ac. 34.85
				2	39.30
				3	38.54
				7	41.00
				8	1.38
				Total :	
				Ac. 155.07	

Grand Total : Ac. 440.20