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In pursuance of Order No.17751/RDM.
Dt.07.05.2007 of Revenue & Disaster-
Management Department, I recommend
for full exemption of stamp duty under
IPR-2007 vide Resolution No.3391/1-
Dt.02.03.2007
Chairman-cum-Managing Director
IDCO, Bhubaneswar

e-Registration ID No.1121103182
e-Registration Doct. No.1121103382
Book No. 1
Date 29/10/2011 and year 2011 =
308
129.10.11
Registering Officer



Mae
Collector



L/O of
Madhusri Mahanta

**DEED OF AGREEMENT UNDER SECTION 32 OF
THE ORISSA INDUSTRIAL INFRASTRUCTURE
DEVELOPMENT CORPORATION ACT, 1980**

THIS DEED made on this 29th day of
October.....2011 (Two thousand eleven) BETWEEN THE
GOVERNOR of Orissa (hereinafter referred to as "The State
Government") of the ONE PART.

AND

ORISSA INDUSTRIAL INFRASTRUCTURE
DEVELOPMENT CORPORATION established under OI/DC
Act,1980 (Orissa Act. 1 of 1981) and having its Head Office
at IDCO Towers, Janpath, Sahidnagar, Bhubaneswar-22
(hereinafter called "The Corporation" which expression
shall unless excluded or repugnant to the context includes its
successors) of the OTHER PART. Represented through
Land Officer, IDCO, Bhubaneswar.

COLLECTOR,
KHURDA

Madhura
Land Officer,
IDCO, Bhubaneswar

WITNESSETH as follows:-

The Corporation has been established as a statutory Corporation having as one of its principal objects for rapid industrialisation of the State of Orissa and the State Government have decided to place the Government land at the disposal of the Corporation for setting up Industries, Industrial areas and Industrial Estates and for development of all types of Industries providing facilities connected with industrialization of the State.

(2) In pursuance of the Sanction Order of Collector, Khurda, bearing No.894/Rev. dtd.08.04.2011 addressed to the Corporation in respect of Government land measuring **Ac.0.210** in Village: **Arisal** under **Jatani** Tahasil in the District of **Khurda** and in consideration of premium and rent hereinafter reserved and of the covenants on the part of the Corporation hereinafter contained, the State Government hereby demises to the corporation all the Government land measuring **Ac.0.210** (Two hundred ten decimals) and more particularly described in the Schedule hereunder written (hereinafter referred to as "the respect demised land") TO HOLD the said demised land to the Corporation from the 8th April, 2011 for the term of **NINETY NINE YEARS** paying therefore a total premium of **Rs.1,05,000/-** (Rupees One lakh five thousand) only being at the rate of **Rs.5.00 lakhs** per acre, and Ground Rent **Rs.1,050/-** (Rupees One thousand fifty) only and Cess **Rs.788/-** (Rupees Seven hundred eighty eight) only payable annually in respect of **Ac.0.210** of land to be used for industrial purposes as shown in the Schedule of land and delineated in the map having the area marked in red

COLLECTOR,
KHURDA

Murshara

Land Officer,
IDCO, Bhubaneswar

and in the manner hereinbefore specified.

- (ii) That the Corporation shall keep marked the boundaries of the demised premises and point them out when so required by the Collector or any other officer authorised by him in this behalf.
- (iii) That subject to the rights of the Corporation under clause 4(ii) here under the Corporation shall at the expiration of the term hereby granted quietly yield up the demised land on to the State Government in the same condition as it is now in.

Dr.
**COLLECTOR,
KHURDA**

4. The State Government covenants with the Corporation as follows:-

- (i) That the Corporation paying to the State Government the rent hereby reserved and performing all the covenants and conditions herein on its part contained may peaceably hold and enjoy the demised land during the said term without any let, hindrance or interruption by the State Government or any other person claiming under or in trust for the State Government.
- (ii) That at the expiry of the term of ninety nine years hereby reserved the State Government shall, upon request by the Corporation, consider a renewal of the term for the like period and upon the same terms and conditions other than relating to rent which

Mushra
Land Officer,
IDCO, Bhubaneswar

may be liable to change as may at the time of such renewal be mutually agreed upon between the State Government and the Corporation.

- (iii) That the Corporation shall be competent to develop the demised land and provide herein infrastructure for small, medium and large industries.

Provided that the infrastructure shall mean to include sheds, provisions of water, power, communications, sewerage, affluent discharges etc.


- (iv) The Corporation shall be competent for laying out the demised land into various plots besides setting apart land for the laying of roads, drains and for other common betterment schemes for the future occupants of the plots so laid out.

- (v) The Corporation shall be competent to allot, issue license and lease the land in accordance with the regulations, made under the Orissa Industrial Infrastructure Development Corporation Act, 1980.

- (vi) The Corporation shall be competent to surrender to the State Government such part of the demised land either in whole or in part, as may be agreed upon between them.

- (vii) The Corporation shall be competent to mortgage the demised land in full or in part for securing loans for developing the said land for


COLLECTOR,
KHURDA


Land Officer,
IDCO, Bhubaneswar

providing therein infrastructure for small, medium and large industries.

5. It is hereby mutually agreed by and between the parties hereto as follows:-

(i) That if the said annual rent hereby reserved or any part thereof shall at any time be in arrear and remains unpaid for three calendar months after the same shall have become due (whether demanded or not or if the Corporation shall go into liquidation except for the purpose of reconstruction or amalgamation), then and in any such case it shall be lawful for the State Government to re-enter into and upon the demised land or any part thereof in the name of the whole and to hold the same henceforth as if these presents had not been made, without prejudice to any right of action or remedy of the State Government in respect of any antecedent breach of any of the covenants by the Corporation herein before contained.

(ii) That upon the breach or non-observance of any of the conditions of the deed herein granted, the State Government may declare that the agreement has been determined and Collector or any officer or person appointed on that behalf by the State Government shall be entitled to re-enter and take possession of the demised land, and of the buildings and other structures erected thereon and the materials thereof, as well as the stores and stocks.

Collector,
KHURDA

Murshida
Land Officer,
Bhubaneswar



Valuation Report

Application No- **1121103482**Registration Office- **JATANI**

DEED DETAILS

Application Type- **LEASE WITH ADVANCE ONLY(IMMOVABLE)**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1121103478	29-OCT-11	29-OCT-11	1	10		

FEE DETAILS (In ₹.)

Stamp Duty :	10	Registration Fee :	0
Consideration Amount :	0	A(15):	100
Benchmark Value :	0	Incidental Fee Details	
		User Charges :	240

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter Signed	Present Address	Permanent Address
THE GOVERNOR OF ORISSA STATE GOVT.				0			LESSOR/INSTITUTION		AT-THE GOVERNOR OF STATE ORISSA	
Representative Name		Institution Name			Representative Address			Representative Designation		
THE GOVERNOR OF ORISSA STATE GOVT		THE GOVERNOR OF ORISSA STATE GOVT			AT-THE GOVERNOR OF STATE ORISSA			THE GOVERNOR OF ORISSA		

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter Signed	Present Address	Permanent Address
MADHURI MISHRA ON BEHALF OF ORISSA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION				42			LESSEE/INSTITUTION		AT-IDCO TOWERS, JANAPATH SAHID NAGAR, BHUBANESWAR-22, DIST-KHURDA	
Representative Name		Institution Name			Representative Address			Representative Designation		
MADHURI MISHRA ON BEHALF OF ORISSA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION		ORISSA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION			AT-IDCO TOWERS, JANAPATH SAHID NAGAR, BHUBANESWAR-22, DIST-KHURDA			LAND OFFICER		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
SURYA NARAYAN MOHANTY	LATE NRUSINGHA CHARAN MOHANTY	AS SAME PLACE	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	ARISAL-51	141-323	0.21 Acre (210Decimal)	PATITA	0	Not Available	Not Available
East NM	West NM	North NM	South NM	Property-Transaction Details			
AREA AC.0:210 DECS FULL PLOT							

The total transacted area is: **0.21** acre(s).DOCUMENT ENTERED BY : **MOBESWAR MOHAMMAD**This page is generated at <http://www.igrorissa.gov.in>.

PROVIDED THAT HOWEVER before such re-entry the State Government shall give to the Corporation written notice of its intention so to do and the Corporation shall have the right to remedy the breach or non-observance complained of within three months from the date of such notice in which event the State Government shall not be entitled to re-enter and take possession.

PROVIDED FURTHER that in case the demised lands are so resumed the Corporation shall not be entitled to any compensation whatsoever for the demised land or the building and other structures erected thereon and the materials thereof, as well as the stores and stocks, but shall be at the liberty to enter upon the demised land and to remove all such buildings and structures and the materials thereof as well as the stores and stocks within nine months from the date of the termination of the agreement failing which the Corporation shall cease to have any right to such buildings and structures and the materials thereof, as well as the stores and stocks.

(iii) That any demand for payment or notice required to be made or given to the Corporation shall be deemed to be sufficiently made or given if sent by the State Government through the post by registered letter to the Corporation at the Registered Office of the Corporation and that any notice required to be given to the State Government shall be deemed to be sufficiently given if sent by the Corporation through post by registered letter addressed to the State Government, Collector and that any demand or notice so sent shall be presumed to have been delivered in the usual course of the post. That, should the demised land or any part

COLLECTOR,
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Mushra

Land Officer,
IDCO, Bhubaneswar


thereof be at any time required by the State Government for any purpose declared by that Government to be a public purpose, the State Government shall be entitled to resume the same on giving 6 months' notice in writing and on the expiry of the said period may, through any officer or person authorised by Government in that behalf, re-enter and take possession of the said demised land or part thereof and all buildings and structures thereon.

PROVIDED that unless surrendered by the Corporation, except for the breach of the covenants contained herein or except when the State Government requires it for a public purpose under no other circumstances whatsoever the State Government shall be entitled to resume possession of the demised land which has been developed by the Corporation and such other demised land on which infrastructure has been provided.

PROVIDED FURTHER that in the case of such re-entry the Corporation shall be entitled to compensation for buildings or other structures erected by it on the demised land and the amount of such compensation shall be fixed by the Collector and shall not exceed the amount (if any) paid to the State Government for this land plus the present market value of the buildings and other structures erected thereon.

PROVIDED ALWAYS THAT in the case of any dispute as to the amount of compensation fixed by the Collector, the Corporation shall be entitled to appeal to the Commissioner of the Division whose decision shall be final, conclusive and binding on the parties.


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Land Officer,
IDCO, Bhubaneswar

MADHURI MISHRA ON BEHALF
OF ORISSA INDUSTRIAL
INFRASTRUCTURE
DEVELOPMENT CORPORATION



950787

Identified by **SURYA NARAYAN MOHANTY** Son/Wife of **LATE NRUSINGHA CHARAN MOHANTY** of **AS SAME**
PLACE by profession Others

Name	Photo	Thumb Impression	Signature
SURYA NARAYAN MOHANTY			

793045

Date: 29/10/2011

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : JATANI

Book Number : 1 || Volume Number : 68

Document Number : 11121103384

For the year : 2011

Seal :

Date: 29/10/2011

Signature of Registering officer

This is a Computer Generated Certificate

IN WITNESS WHEREOF the parties have hereunder signed this Deed on the dates mentioned below their respective signatures.

LAND SCHEDULE

Mouza : Arisal,
Tahasil : Jatani,
P.S : Jatani No.51,
Dist: : Khurda

Mouza	Khata No.	Plot No.	Area (in Ac.)	Kissam
(1)	(2)	(3)	(4)	(5)
Arisal	141	323	0.210	Patita
✓		Total:	0.210	

In witness whereof the parties hereto have put their hands and seals the day and year first above written.

IN THE PRESENCE OF

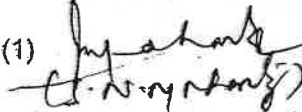
(1) Keshaba Chandra Biswal.
Sr. Clerk. Revenue Section.
Collectorate, Khurda.

(2) Gunamathi Prasad
Jr. Court Clerk

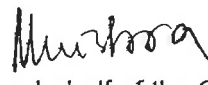

**COLLECTOR,
KHURDA**

For and on behalf of the Governor
of the State of Orissa

IN THE PRESENCE OF

(1) 
Asst. Manager (Adm.)
IDCO.

(2) Banamali Majhi
S/O Tuli Majhi
Sr Asst IDCO. BBH.


For and on behalf of the Corporation

Land Officer,
IDCO, Bhubaneswar

Drafted & filed by me.
Madhusri Mishra



e-Registration ID No. 1121103482
e-Registration Doc. No. 1121103384

Rock No. ②
28/10. a.d year 2011

368
29.10.11
Registering Office
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