

Coal India Limited

CIL - eOffice
SOUTH EASTERN COALFIELDS LIMITED
O/O HEAD OF PERSONNEL SECTION,RAIGARH AREA

SUBJECT

Main Category : General
Sub Category :
Description : Approval of financial implication of Rs.8,38,575.00(thirty Eight Lakhs thirty eight thousand five hundred and seventy five only)

OTHER DETAILS

Language : English
Remarks :
Previous References :
Later References :

Note # 1

Sub: Approval of financial implication of Rs 38,38,575.00 (Rupees Thirty eight lakhs thirty eight thousand five hundred and seventy five only) for extended lease period of residential colony under M/s JSPL for accommodation of Executives and Employees posted at Gare Pelma IV/2&3 Mine for three months period.

Due to unavailability of suitable alternate arrangement to provide accommodation to Executives and Employees posted at Gare Pelma ,JSPL Mines Colony was taken under lease after approval by the Board of directors in the 607th meeting held on 08th Jan 2017 (copy enclosed). As per the above approval, lease agreement was made at Raigarh Area on 31st July 2017 for quarters and non-built up Area for a period of 05 years (i.e. till 31.07.2022), further extendable upon mutual agreement by both the parties.

As per the consent given by M/s Jindal Management, it agrees to provide the quarters on lease for a further period of 03 months w.e.f 01.08.2022 till 31.10.2022. As directed and as per the rate quoted by M/s Jindal Management in the Draft agreement the details of financial implication is as under:-

Type of quarter	Nos of quarter	Total built up Area in Sq Ft	Rate per Sq Ft	Total Amount per month	Remark
C	6	1575	Rs 7.65	Rs.72292.50	JSPL Mines Colony
D	8	1300	Rs 7.65	Rs.79560.00	JSPL Mines Colony
E	20	778	Rs 7.65	Rs.119034.00	JSPL Mines Colony
F	24	668	Rs 7.65	Rs.122644.80	JSPL Mines Colony
G	28	500	Rs 7.65	Rs.107100.00	JSPL Mines Colony
S	08	500	Rs 7.65	Rs.30600.00	JSPL Mines Colony
Club House	02	3375	Rs 7.65	Rs.51637.50	JSPL Mines Colony
Engineering Hostel(old)	20 Room	400	10400 per room	Rs.208000.00	JSPL Mines Colony
Engineering Hostel(New)	20 Room	400	10400 per room	Rs.208000.00	JSPL Mines Colony

)				
Open Area	128594	Rs 1.59	Rs.204464.46	
	Total		Rs.12,03,333.00	

Water Charges @ Rs.1 per sqft of buildup area to be paid i.e. for 76192 sqft which equals to Rs.76192.00 per month.

**Total amount(lease rent+ water charges) for one month =
Rs. 1203333**

+Rs.76192 =Rs 1279525.00

**Total financial implication for 03 months = Rs. 1279525.00
* 3
= Rs. 3838575.00**

Total financial implication= Rs. 3838575.00 (Rupees Thirty eight lakhsthiry eight thousand five hundred and seventy five only)

Submitted for obtaining approval of the competent authority please.

29/10/2022 02:03 PM

**AJAY BEHERA
CHIEF MANAGER(PERSONNEL)**

Note # 2

For needful.

29/10/2022 02:05 PM

**NILENDU KUMAR SINGH
AREA GENERAL MANAGER**

Note # 3

Pl examine/comment

31/10/2022 06:15 AM

**ANLESH KUMAR SAXENA
GENERAL MANAGER(P&A)/HOD**

Note # 4

For the arrangement of accommodation to Executives and non executives employees posted at Gare Pelma, Raigarh Area, JSPL Colony was taken under lease after approval by the Board of Directors for the period of **5 years** wef **31.07.2017 to 31.07.2022**.

Now as mentioned in above Note #1 consent given by M/s Jindal

Management , it agreed to provide the quarters on lease for a further period of 03 months

wef **01.08.2022 till 31.10.2022**, as per rate quoted by them in the Draft Agreement total financial implication is **Rs. 3838575.00(Rs Thirty eight lakhs thirty eight thousand five hundred and seventy five only.**

It is recommended to obtain the consent of GM (L&R), SECL and HOD (Legal) SECL before put up the proposal for competent approval.

01/11/2022 01:21 PM

**ARUN KUMAR SRIVASTAVA
CHIEF MANAGER(PERSONNEL)**

Note # 5

Before the proposal is processed further , the following aspects required to be elaborated:

- a)whether all the quarters have been occupied by SECL employees or few of them are vacant
- b) arrangement made or being made by Area Management for providing residential accommodation to its Employees (presently staying in these Quarters)for future i.e. from November 2022 onwards .

01/11/2022 04:02 PM

**ANLESH KUMAR SAXENA
GENERAL MANAGER(P&A)/HOD**

Note # 6

For needful.

01/11/2022 05:43 PM

**NILENDU KUMAR SINGH
AREA GENERAL MANAGER**

Note # 7

Reply to the query as per Note No 5 is as under

a)whether all the quarters have been occupied by SECL employees or few of them are vacant - only 01 quarter is vacant

b) arrangement made or being made by Area Management for providing residential accommodation to its Employees (presently staying in these Quarters)for future i.e. from November 2022 onwards .- Correspondence made for extension for 01 year for Leased accommodation at JSPL mines Colony and consent from JSPL is yet to be received regarding the same.

04/11/2022 12:48 PM

**AJAY BEHERA
CHIEF MANAGER(PERSONNEL)**

Note # 8

Before the proposal is put up to D(P) for according approval, GM (L&R) may please see and offer views.

06/11/2022 02:48 PM

**ANLESH KUMAR SAXENA
GENERAL MANAGER (INDUSTRIAL RELATIONS)**

Note # 9

For needful please

07/11/2022 12:21 PM

**HARJIT SINGH MADAN
GENERAL MANAGER(LAND & REVENUE)/HOD**

Note # 10

Raigarh Area has proposed for extension of lease for various buildings being used for accommodation of officers and staff.

To carry out the mining activities at Gare Pelma IV/ 2&3 Mine, the accommodation arrangements is very much essential.

In view of above, it is recommended for extension of lease period as sought by Raigarh Area.

Submitted please.

14/11/2022 01:30 PM

**SACHIN KUMAR PATIL
CHIEF MANAGER(MINING)**

Note # 11

Recommended for approval please

14/11/2022 01:38 PM

**HARJIT SINGH MADAN
GENERAL MANAGER(LAND & REVENUE)/HOD**

Note # 12

Keeping in view the factual position as detailed above, proposal relating to extention of Lease period of Residential colony of M/S JSPL for providing accomodation to Executives and Employees of Gare Palma IV /2&3 Mine, for three months w.e.f.1st August 2022 till 31st Oct 2022 with financial implication of Rs 38,38,575.00 may please be considered for approval.

Submitted pl.

16/11/2022 10:29 PM

**ANLESH KUMAR SAXENA
GENERAL MANAGER(P&A)/HOD**

Note # 13

Please examine.

17/11/2022 08:29 PM

**P S MISHRA
DIRECTOR(PERSONNEL)**

Note # 14

18/11/2022 05:16 PM

**AJAY KUMAR PANDEY
GENERAL MANAGER(FINANCE)/HOD**

Note # 15

The original lease period as well as the proposed extension period has already been over on 31/10/2022, so present status of lease may please be deliberated.

19/11/2022 11:20 AM

**SANJAY KUMAR TRIPATHY
SENIOR MANAGER(FINANCE)**

Note # 16

For compliance of Note-15.

19/11/2022 11:32 AM

**AJAY KUMAR PANDEY
GENERAL MANAGER(FINANCE)/HOD
SANJAY SRIVASTAVA
DEPUTY GENERAL MANAGER(FINANCE)/HOD**

Note # 17

Pl refer N #15 & 16 ,for needful

19/11/2022 01:09 PM

**ANLESH KUMAR SAXENA
GENERAL MANAGER(P&A)/HOD**

Note # 18

For needful.

19/11/2022 01:18 PM

**NILENDU KUMAR SINGH
AREA GENERAL MANAGER**

Note # 19

In compliance to Note No 15, the lease period was further extended upto 2 months i.e 31st Dec 2022. Confirmation as received on Dated 23.11.2022 from M/s JPL through mail is attached.

[extension.pdf](#)

23/11/2022 01:50 PM

AJAY BEHERA

CHIEF MANAGER(PERSONNEL)

Note # 20

Desired information is furnished at Note No.19 for further action please.

01/12/2022 01:38 PM

**ANLESH KUMAR SAXENA
GENERAL MANAGER(P&A)/HOD
K S GEORGE
GENERAL MANAGER(PERSONNEL)**

Note # 21

01/12/2022 04:58 PM

**AJAY KUMAR PANDEY
GENERAL MANAGER(FINANCE)/HOD**

Note # 22

Proposal may be forwarded from the area with the total financial impact and with recommendation.

02/12/2022 06:23 PM

**SANJAY KUMAR TRIPATHY
SENIOR MANAGER(FINANCE)**

Note # 23

for needful

02/12/2022 06:29 PM

**AJAY KUMAR PANDEY
GENERAL MANAGER(FINANCE)/HOD**

Note # 24

May please refer N \$ 22 ,for needful.

06/12/2022 09:30 AM

**ANLESH KUMAR SAXENA
GENERAL MANAGER(P&A)/HOD**

Note # 25

For necessary act

06/12/2022 03:50 PM

**HEMANT SHARAD PANDE
AREA GENERAL MANAGER**

Note # 26

For compliance of Note#22

07/12/2022 11:24 AM

**ANUP KUMAR VERMA
SENIOR MANAGER(FINANCE)**

Note # 27

As already mentioned in Note No 1

Total financial implication towards rental and water charges for the month of Aug to Oct 22 is Rs 3838575.00

For the month of Nov to Dec 22 total financial implication for rental and water charges is Rs 2559050.00 which was initiated separately through eOffice No 925301.

Hence financial implication from Aug to Dec 2022 comes to Rs 6397625.00 . Consent has already given by Jindal Management.

The proposal may kindly consider for payment to M/S JPL.

07/12/2022 01:22 PM**AJAY BEHERA
CHIEF MANAGER(PERSONNEL)**

Note # 28

To check

07/12/2022 05:07 PM**ANUP KUMAR VERMA
SENIOR MANAGER(FINANCE)**

Note # 29

Proposal for the period 01.08.22 to 31.10.22 already vetted by AFM. As per aforesaid proposal the monthly lease rent along with water charges for Gare Pelma Residential colony arrives at ₹ 1279525/- . The total amount for the extended period 01.08.22 to 31.12.22 will be ₹ 6397625/-.

It may be noted that w.e.f. 18.07.22 GST on residential property @ 18% on RCM basis is imposed vide Notification No. 5/2022-Central Tax (Rate) dated 18.07.22. The area is not availing GST ITC on welfare expenditure so GST shall constitute cost to the company. As such total financial implication including GST @ 18% will be ₹ 75,49,198/-.

May be forwarded to SECL, HQ for approval as recommended by APM, Raigarh Area.

08/12/2022 12:41 PM**ANURAG KHOKHAR
ASSISTANT MANAGER(FINANCE)**

Note # 30

As clarified in Note#27 & 29, it may be sent to GM(P&A) for perusal.

08/12/2022 12:45 PM

**ANUP KUMAR VERMA
SENIOR MANAGER(FINANCE)**

Note # 31

Forwarded for obtaining approval of competent authority p

08/12/2022 03:05 PM

**HEMANT SHARAD PANDE
AREA GENERAL MANAGER**

Note # 32

For information and further needful, pl. (w.r.t. N#22 & 23).

08/12/2022 05:29 PM

**ANLESH KUMAR SAXENA
GENERAL MANAGER(P&A)/HOD**

Note # 33

09/12/2022 06:26 PM

**AJAY KUMAR PANDEY
GENERAL MANAGER(FINANCE)/HOD**

Note # 34

1.The proposal for extension of lease period has been forwarded at note#27 by CM(M) for the period Aug'2022 to Dec'2022 with financial impact of Rs.6397625.00(Exc Gst).The estimated amount has been as per the MOU but without considering escalation of lease rent @5% per annum.

2.As per the Note#1,the period of lease rent has been expired on dt.31.07.2022 and the lease period of 5(Five) years from 31.07.2017 was approved by the SECL Board in the 607th meeting held on 08th Jan 2017.

3.The proposed lease amount included of lease rent and water charges with yearly escalated 5% cumulative for completing 05(five) years from the date of starting lease date. Details of rent for one month has been mentioned at Note#1 was as per the Schedule 'A' of MOU with JSPL and SECL with escalated rate.

4.The total financial implication including GST came to **Rs.7549198.00** for a period of 5(Five) months .

5.The proposal has been vetted by AFM,raigarh Area at note#30 and recommended by AGM,Raigarh at Note#31.

GM(P&A)/HOD has recommended the proposal at note#12 & 32 .

In view of the above recommendation of GM(P&A)/HOD, forwarded for further perusal please.

16/12/2022 04:41 PM

**SANJAY KUMAR TRIPATHY
SENIOR MANAGER(FINANCE)**

Note # 35

The proposal for extension of lease period has been forwarded at note#27 by CM(M) for the period Aug'2022 to Dec'2022 with financial impact of Rs.6397625.00(Exc Gst) and Rs. 7549198.00 (Incld GST). The estimated amount has been as per the MOU but without considering escalation of lease rent @5% per annum.

proposal has been vetted by AFM,raigarh Area at note#30 and recommended by AGM,Raigarh at Note#31.

GM(P&A)/HOD has recommended the proposal at note#12 & 32 .

May be considered for approval.

09/01/2023 12:26 PM

**AJAY KUMAR PANDEY
GENERAL MANAGER(FINANCE)/HOD**

Note # 36

Please opine.

10/01/2023 10:22 AM

**P S MISHRA
DIRECTOR(PERSONNEL)**

Note # 37

Please examine and put up.

10/01/2023 01:12 PM

**K VIKRAMAN PILLAI
DEPUTY GENERAL MANAGER(LEGAL)/HOD**

Note # 38

Please comment.

10/01/2023 01:49 PM

**YAMINI PRAVEEN SINGH
SENIOR MANAGER(LEGAL)**

Note # 39

The instant proposal has been initiated seeking approval to make payment for extended lease period of residential colony under M/s JSPL

for accommodation of executives and employees at Gare Palma IV/2&3 mines.

As stated in the instant proposal, the JSPL Mines Colony was taken under lease after approval by the Board of Directors of SECL in the 607th meeting held on 08.01.2017. The lease agreement was made on 31.07.2017 for period of 5 years, with the provision to further extend the same.

It has been further stated that consent was given by management of M/s JSPL to provide quarters on lease for further period of 3 months w.e.f. 01.08.2022 till 31.10.2022. Thereafter the lease period was further extended for 2 months i.e. till 31.12.2022. Further, as stated at Note # 34 & 35, the total financial implication including GST comes to Rs.75,49,198/- for a period of 5(Five) months, and the estimated amount has been as per the MOU but without considering escalation of lease rent @ 5% per annum.

Since the residential accommodation has been used by the Area Management, approval has been sought for making payment to M/s JSPL, and the proposal has also been vetted by Finance Dept.

Submitted for kind perusal and further needful please.

20/01/2023 12:28 PM

**ALBAN TOPPO
DEPUTY MANAGER(LEGAL)**

Note # 40

It is submitted that legally this is a case of payment of dues against a leased property.

The leased accommodation has been used till 31st Dec 2022 by SECL as per the pre notes and the rent is required to be paid against such usage, in terms of the calculation of such rent being validated by Finance department.

Hence the proposal may be agreed to be sent to the concerned department for seeking competent approval please.

21/01/2023 10:00 PM

**YAMINI PRAVEEN SINGH
SENIOR MANAGER(LEGAL)**

Note # 41

This is a case of payment of rent to M/s JSPL against Residential Quarters, Club Houses, Hostels and Open Area taken on lease by Raigarh Area of SECL for a period of 5 months, i.e. from 01.08.2022 to 31.12.2022 with a total financial implication of Rs.75,49,198/-. Since the period of lease as mentioned in the proposal has already been over by 31.12.2022, the proposal may be considered

D(P), SECL for according ex-post facto approval please.

Submitted to D(P), SECL.

23/01/2023 11:23 AM

**K VIKRAMAN PILLAI
DEPUTY GENERAL MANAGER(LEGAL)/HOD**

Note # 42

Please discuss.

23/01/2023 02:26 PM

**DEBASIS ACHARYYA
DIRECTOR(PERSONNEL)**

Note # 43

Discussed with D(P). May kindly be considered for according ex-post-facto approval for payment of Rs.75,49,198/- (including GST) as calculated by Area Finance and recommended by the Area GM, Raigarh Area.

Submitted please.

24/01/2023 01:50 PM

**K VIKRAMAN PILLAI
DEPUTY GENERAL MANAGER(LEGAL)/HOD**

Note # 44

Approved as proposed

25/01/2023 01:36 PM

**DEBASIS ACHARYYA
DIRECTOR(PERSONNEL)**

Note # 45

May be forwarded to Raigarh Area pls.

25/01/2023 03:49 PM

**K VIKRAMAN PILLAI
DEPUTY GENERAL MANAGER(LEGAL)/HOD**

Note # 46

for needful please.

26/01/2023 08:42 PM

**K S GEORGE
GENERAL MANAGER(P&A)/HOD**

Note # 47

For further necessary action

27/01/2023 01:07 PM

**HEMANT SHARAD PANDE
AREA GENERAL MANAGER**

Note # 48

Please submit the accepted bill for the month of Aug to Dec 2022 for further needful action towards payment

27/01/2023 07:43 PM

**AJAY BEHERA
CHIEF MANAGER(PERSONNEL)**

Note # 49

for needful action

28/01/2023 01:30 PM

**LAL BAHUDAR DEWANGAN
CHIEF MANAGER(MINING)**

Note # 50

The bills obtained from M/s Jindal Management is accepted and enclosed.

The calculation details for payment is as under:

Type of quarter	Nos of quarter	Total built up Area in Sq Ft	Rate per Sq Ft	Total Amount per month
C	6	1575	Rs 7.65	Rs.72292.50
D	8	1300	Rs 7.65	Rs.79560.00
E	20	778	Rs 7.65	Rs.119034.00
F	24	668	Rs 7.65	Rs.122644.80
G	28	500	Rs 7.65	Rs.107100.00
S	08	500	Rs 7.65	Rs.30600.00
Club House	02	3375	Rs 7.65	Rs.51637.50

Engineering Hostel(old)	20 Room	400	10400 per room	Rs.208000.00
Engineering Hostel(New)	20 Room	400	10400 per room	Rs.208000.00
Open Area	128594		Rs 1.59	Rs.204464.46
	Total			Rs.12,03,333.00

Water Charges @ Rs.1 per sqft of buildup area to be paid i.e. for 76192 sqft which equals to Rs.76192.00 per month

Total amount(lease rent+ water charges) for one month = Rs. 12,03,333.00 +Rs.76,192.00 =Rs 12,79,525.00

Out of which Engineering Hostel rooms Bill is considered separately and to be excluded from this bill payment.

Total amount(lease rent+ water charges) for one month (excluding Hostel rooms Bills) = Rs.12,79,525.00-Rs.4,16,000.00

= Rs.8,63,525.00

For six months the amount payable = Rs.8,63,525.00*6

= Rs.51,81,150.00 (Excluding GST)

GST (18%) = Rs.9,32,607.00

Total amount payable =Rs. 61,13,757.00 (Rupees Sixty One Lakhs thirteen thousand seven hundred and fifty seven only) (Including GST)

Submitted for kind perusal and obtaining sanction from competent authority.

[Rental and water charges Gare Pelma.pdf](#)

21/07/2023 01:17 PM

**RAVI KIRAN
ASSISTANT MANAGER(PERSONNEL)**

Note # 51

Note #48 complied in Note #50

Forwarded for needful action please.

09/08/2023 11:40 AM

**LAL BAHUDAR DEWANGAN
CHIEF MANAGER(MINING)**

Note # 52

The proposal as approved by the competent authority at Note No 44 is submitted for further needful action.

09/08/2023 03:08 PM

**AJAY BEHERA
CHIEF MANAGER(PERSONNEL)**

Note # 53

To check

11/08/2023 11:02 AM

**ANUP KUMAR VERMA
AREA FINANCE MANAGER**

Note # 54

The competent authority has accorded approval at note# 44 for a period of 5 months, i.e. from 01.08.2022 to 31.12.2022 with a total financial implication of Rs.75,49,198/- towards payment of rent to M/s JSPL against Residential Quarters, Club Houses, Hostels and Open Area taken on lease.

The bills attached at Note# 50 by project authorities , duly recommended by APM , Raigarh Area is for a period from Aug-22 to April-23.

May be reviewed .

22/08/2023 01:36 PM

**KARTIKEY TRIVEDI
DEPUTY MANAGER(FINANCE)**

Note # 55

Refer to Note#54, may pl obtain the approval of the balance month.

23/08/2023 01:05 PM

**ANUP KUMAR VERMA
AREA FINANCE MANAGER**

Note # 56

For compliance

23/08/2023 04:41 PM

**AJAY BEHERA
CHIEF MANAGER(PERSONNEL)**

Note # 57

The bills for the period of 01.08.2022 to 31.12.2022, for which the approval was obtained from competent authority, is submitted by M/s JSPL.

The calculation details for payment is as under:

Type of quarter	Nos of quarter	Total built up Area in Sq Ft	Rate per Sq Ft	Total Amount per month
C	6	1575	Rs 7.65	Rs.72292.50
D	8	1300	Rs 7.65	Rs.79560.00
E	20	778	Rs 7.65	Rs.119034.00
F	24	668	Rs 7.65	Rs.122644.80
G	28	500	Rs 7.65	Rs.107100.00
S	08	500	Rs 7.65	Rs.30600.00
Club House	02	3375	Rs 7.65	Rs.51637.50
Engineering Hostel(old)	20 Room	400	10400 per room	Rs.208000.00
Engineering Hostel(New)	20 Room	400	10400 per room	Rs.208000.00
Open Area	128594		Rs 1.59	Rs.204464.46
	Total			Rs.12,03,333.00

Water Charges @ Rs.1 per sqft of buildup area to be paid i.e. for 76192 sqft which equals to Rs.76192.00 per month

Total amount(lease rent+ water charges) for one month = Rs. 12,03,333.00 +Rs.76,192.00 =Rs 12,79,525.00

Out of which Engineering Hostel rooms Bill is considered separately and to be excluded from this bill payment.

Total amount(lease rent+ water charges) for one month (excluding Hostel rooms Bills) = Rs.12,79,525.00-Rs.4,16,000.00

= Rs.8,63,525.00

For five months the amount payable = Rs.8,63,525.00*5
= Rs.43,17,625.00 (Excluding GST)
GST (18%) = Rs.7,77,172.00

Total amount payable = **Rs. 50,94,797.00 (Rupees Fifty Lakhs ninety four thousand seven hundred and ninety seven only) (Including GST)**

The duly accepted bills are submitted for kind perusal and obtaining sanction from competent authority.

[Jindal Bill 01.pdf](#)

19/02/2024 10:52 AM

**RAVI KIRAN
ASSISTANT MANAGER(PERSONNEL)**

Note # 58

To examine.

19/02/2024 10:25 PM

**AMIT YADAV
AREA PERSONNEL MANAGER**

Note # 59

1. As per the Note#1, the lease period of 5(Five) years from 31.07.2017 was approved by the SECL Board in the 607th meeting held on 08th Jan 2017 . The period of lease rent has been expired on dt.31.07.2022.
2. The proposal for extension of lease period has been forwarded at note#27 by APM, Raigarh Area for the period Aug'2022 to Dec'2022 with financial impact of Rs.6397625.00(Excluding GST).The estimated amount has been as per the MOU but without considering escalation of lease rent @5% per annum.
3. The proposed lease amount included of lease rent and water charges with yearly escalated 5% cumulative for completing 05(five) years from the date of starting lease date. Details of rent for one month has been mentioned at Note#1 was as per the Schedule 'A' of MOU with JSPL and

SECL with escalated rate.

4. The total financial implication including GST came to **Rs.7549198.00** for a period of 5(Five) months .
5. The proposal has been vetted by AFM,raigarh Area at note#30 and recommended by AGM,Raigarh at Note#31.
6. GM(P&A)/HOD has recommended the proposal at note#12 & 32 and GM(Fin)/HOD has recommended the proposal at note#35 and recommended by Dy General Manager(Legal)/HOD at note # 41 & 43.
7. The approval of Director(Personnel), SECL has been obtained in Note #44.
8. The accepted bill for the period of 01.08.2022 to 31.12.2022, for which the approval was obtained from competent authority, is submitted by M/s JSPL. Out of which **Engineering Hostel rooms Bill** has been considered separately and has been **excluded** from the bill payment.
9. The calculation details for payment along with the copy of duly accepted bills of Total amount payable of Rs. 50,94,797.00 (Rupees Fifty Lakhs ninety-four thousand seven hundred and ninety seven only) (Including GST) is given in Note #57.

Put up for obtaining approval for payment from the competent authority.

23/02/2024 12:56 PM

**M.MAHASWETA PATNAIK
SENIOR OFFICER(PERSONNEL)**

Note # 60

The competent authority has accorded approval of Rs Rs.75,49,198/- at Note #44 towards payment of rent to M/s JSPL against Residential Quarters, Club Houses, Hostels and Open Area taken on lease for a period of 05 months wef 01.08.2022 to 31.12.2022. Accordingly, concerned party has submitted a bill of for 05 months. As mentioned in Note #57, the total amount payable towards lease rent and water charges is Rs 50,94,797.00 (Rupees Fifty Lakhs ninety-four thousand seven hundred and ninety seven only) (Including GST) excluding Hostel rooms which is to be dealt separately.

As recommended in Note #57, the proposal is put up for further Payment to M/s JSPL by obtaining competent approval.

28/02/2024 11:50 PM

**AMIT YADAV
AREA PERSONNEL MANAGER**

Note # 61

for needful pls.

29/02/2024 06:29 PM

**NANDA KISHORE NEELAM
AREA FINANCE MANAGER**

Note # 62

Proposal checked and noted following observation: -

1. Approval of AGM/RA is required for according BC of ₹ 50,94,797/- (Incl. GST) as proposed by project and recommended by APM/RA for payment of lease rent for the period 01.08.22 to 31.12.22 against approval from D(P), SECL at N#44 for ₹ 75,49,198/- . The lease rent of Hostel Rooms ₹ 24,54,400/- (Incl. GST) is kept on hold as indicated at N#57.
2. The bill raised by JSPL for lease rent for the period 01.08.22 to 31.12.22 for ₹ 65,97,701.11 (Excl. GST) duly accepted by SAM, GP IV/2&3 is attached at N#57.
3. No lease agreement executed for aforesaid period between SECL & JSPL.

Submitted to AFM/RA for perusal and further needful.

01/03/2024 11:27 AM

**ANURAG KHOKHAR
DEPUTY MANAGER(FINANCE)**

Note # 63

for compliance of note#62 (1)and (3) pls.

01/03/2024 12:04 PM

**NANDA KISHORE NEELAM
AREA FINANCE MANAGER**

Note # 64

for further needful.

01/03/2024 02:39 PM

**AMIT YADAV
AREA PERSONNEL MANAGER**

Note # 65

With reference to Note #62

- (i) The note is initiated for obtaining approval from competent authority for according BC of Rs.50,94,797/- (Incl. GST).
(iii) Mutual Consent was provided for the period from M/s JSPL for extension of lease period from 01.08.2022 to 31.12.2022 and no other lease agreement was made.

Submitted for further needful action please

04/03/2024 06:40 PM

**RAVI KIRAN
ASSISTANT MANAGER(PERSONNEL)**

Note # 66

For review of reply given of Note #

21/03/2024 10:45 AM

**LAL BAHADUR DEWANGAN
CHIEF MANAGER(MINING)**

Note # 67

1. No liability was provided for the period 01.08.2022 to 31.12.2022 so BC of Rs. 50,94,797/- is required for payment to JSPL.
2. No fresh lease agreement executed between SECL & JSPL but the colony is occupied on mutual consent.

Forwarded to Unit Finance for further needful.

20/01/2025 05:14 PM

**RAVI KIRAN
ASSISTANT MANAGER(PERSONNEL)**

Note # 68

1. It is confirmed at SN#1 of N#67 that no liability was taken for payment of lease rent of residential colony for GP IV/2&3 for the period 01.08.22 to 31.12.22. BC is required for making payment of ₹ 50,94,797/- (Incl. GST) of lease rent to JSPL.
2. The lease agreement on ₹ 100/- NON-JUDICIAL stamp paper vide no. P 472716 dated 29.06.22 signed by lessee only is available in Table of Correspondences (TOC) at Page 26 to 36. As discussed with Unit Personnel Executive, the said agreement was sent to JSPL for signature. On enquiry with JSPL officials the said agreement is not traceable at their end. The requirement of lease agreement for extended period i.e. beyond 31.07.22 and payment of appropriate stamp duty, if any requires deliberation & decision at appropriate level.

Submitted to Sub Area Manager for onward submission to area for further needful.

20/01/2025 08:42 PM

**ANURAG KHOKHAR
DEPUTY MANAGER(FINANCE)**

Note # 69

For need full action please.

22/01/2025 11:34 AM

**LAL BAHADUR DEWANGAN
CHIEF MANAGER(MINING)**

Note # 70

The note may be forwarded to SO (Civil), Raigarh Area for further needful action please

22/01/2025 11:48 AM

**RAVI KIRAN
ASSISTANT MANAGER(PERSONNEL)**

Note # 71

Forwarded to SO (Civil), Raigarh Area for further needful action please.

24/01/2025 05:54 PM

**LAL BAHADUR DEWANGAN
CHIEF MANAGER(MINING)**

Note # 72

The original agreement dt. 31st July 2017 is placed under TOC with other related documents. It can be seen from the agreement under Clause No. 6 that period of lease has been from the date of execution of the agreement or from the date of possession of the scheduled property by the Leesee whichever is later for 5 years or till the continuance of the custodianship of Gare-Palma IV1 & IV2&3 rests with CIL as per the orders of the Nominated Authority, Ministry of Coal whichever is earlier. It further states that it will be extendable for a further period of 5 years before the expiry of the current lease period by mutual written consent of both the parties on mutually acceptable terms and conditions.

Hence, in my opinion, the contract is extendable for 5 years after original period of 5 years on the basis of written mutual consent before expiry of initial lease of 5 years and for this extended period new agreement is not required.

Under Note # 67, it has been stated that "*No fresh lease agreement executed between SECL & JSPL but the colony is occupied on mutual consent.*" However, no document related to written mutual consent before expiry of the original lease period has been seen attached in the notes.

Before further processing the proposal, it may be arranged to attach all related documents which were made for mutual consent before expiry of original lease period.

Submitted.

26/01/2025 09:45 PM

**Thakur Alok Kumar Singh
STAFF OFFICER(CIVIL)**

Note # 73

For need full.

02/02/2025 11:09 AM

**LAL BAHADUR DEWANGAN
CHIEF MANAGER(MINING)**



"Under Jurisdiction of Bilaspur Court only"
SOUTH EASTERN COAL FIELDS LIMITED
(A Subsidiary of Coal India Ltd)

Raigarh Area
Gare Pelma IV/2&3

CIN – U10102CT1985GO1003161 Website: www.secl.gov.in

Regd. Off.: Seepat Road, P.B. No.60, Bilaspur (C.G.) – 495 001

Ref:SECL/RGH/SAM/GP/IV/2&3/2022/1107 Date:01.10.2022

To

Shri D.K. Bhargava,
Vice President- (Liaison- PR &CMG),
Jindal Power Limited, Tamnar,
DT-Raigarh (CG)

Sub: Providing consent for extension of lease agreement of residential colony with JSPL

Dear Sir,

With reference to the scheduled property of Residential colony was taken on lease by SECL from JSPL from 31.07.2017 for a lease period of 05 years. Consent was then given for extension of lease period for further 03 months starting from 01.08.2022 till 31.10.2022 (Copy enclosed).

As per Clause no:06 of the lease agreement "The period of lease will start from the date of execution of this agreement or from the date of possession of the scheduled property by the LESSEE whichever is later and will continue for a period of 05 years or till the continuance of the Custodianship of Gare Pelma IV/1, IV/2&3 rests with the CIL as per the orders of the nominating authority, Ministry of Coal, whichever is earlier and **will be extendable for a further period of 05 years before the expiry of the current lease period by the mutual written consent of both the parties on mutually acceptable terms and conditions.**"

As the current lease period of JSPL Mine Colony is going to expire on 31.10.2022 and as the status quo of custodianship of Gare Pelma IV/2&3 is to be maintained till the mine is handed over to successful bidder or further decision of the appropriate authority, hence in order to accommodate our Executives and Employees in the colony, consent for extension of the lease for a further period of 05 years is required to take further necessary action to maintain the continuity of accommodation.

This is for your information and necessary action at the earliest please.

Yours faithfully,

[Signature]
Sub Area Manager
Gare Pelma IV/2&3

CC: General Manager, Raigarh Area
CC: Area Personnel Manager, Raigarh Area
CC: Area Finance Manager, Raigarh Area 23



APM RGH <apmrgh@gmail.com>

Extension of lease agreement of Residential Colony at Gare Pelma

messages

ub Area Manager Gare Pelma <osdgarepelma@gmail.com>

Sat, Oct 1, 2022 at 5:34 P

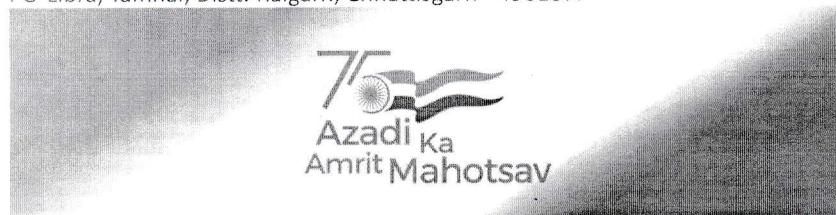
o: Dinesh Bhargava <dkbhargava@jindalpower.com>

c: GM RAIGARH <gmrg.h.secl@coalindia.in>, APM RGH <apmrgh@gmail.com>, Raigarh Area SECL <afmrgh@gmail.com>

DEAR SIR,

Please find the attachment regarding the above subject.

BEST REGARDS,

G.M. (Mining)/SUB AREA MANAGER,GARE PELMA IV/2&3, SECL RAIGARH AREA,
PO-Libra, Tamnar, Distt.-Raigarh, Chhattisgarh - 496107.

 Please consider the environment before printing this email

This e-mail (including any attachments) may contain confidential, proprietary, privileged and/or private information. The information is intended to be for the use of the individual or entity designated above. If you are not the intended recipient of this message, please notify the sender immediately, and delete the message and any attachments. Any review, dissemination, disclosure, reproduction, distribution, copying or other use of this message or any attachments by an individual or entity other than the intended recipient is prohibited. The sender does not accept liability for any errors or omissions in the contents of this message which may arise as a result of the e-mail transmission.

 Providing consent for extension of lease agreement.pdf

501K

ub Area Manager Gare Pelma <osdgarepelma@gmail.com>

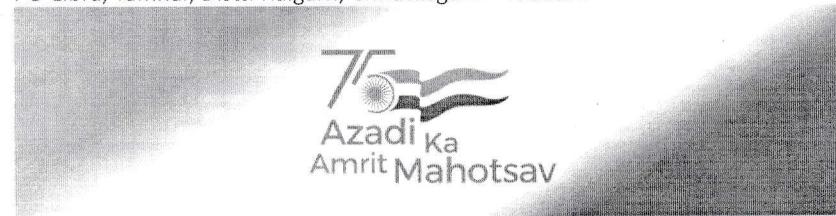
Wed, Nov 23, 2022 at 11:19 A

o: APM RGH <apmrgh@gmail.com>

DEAR SIR,

Please find the attachment regarding the above subject.

BEST REGARDS,

G.M. (Mining)/SUB AREA MANAGER,GARE PELMA IV/2&3, SECL RAIGARH AREA,
PO-Libra, Tamnar, Distt.-Raigarh, Chhattisgarh - 496107.

 Please consider the environment before printing this email

This e-mail (including any attachments) may contain confidential, proprietary, privileged and/or private information. The information is intended to be for the use of the individual or entity designated above. If you are not the intended recipient of this message, please notify the sender immediately, and delete the message and any attachments. Any review, dissemination, disclosure, reproduction, distribution, copying or other use of this message or any attachments by an individual or entity other than the intended recipient is prohibited. The sender does not accept liability for any errors or omissions in the contents of this message which may arise as a result of the e-mail transmission.

Subject: Re: Extension of lease agreement of Residential Colony at Gare Pelma
To: Sub Area Manager Gare Pelma <osdgarepelma@gmail.com>

Dear Sir,

With reference to the subject, the lease agreement of Mines Colony between JSPL and SECL, which is about to expire on 31st October 2022 has been extended for another 2 months i.e. till 31st December 2022 with the same terms and conditions.

Regards,

D K Bhargava,

VP (Liaison-PR & CMG), Jindal Power Limited

OP Jindal Super Thermal Power Plant, Vill & PO: Tamnar, Tehsil: Tamnar

Dist: Raigarh – 496 107, Chhattisgarh

T- (07767) 281701-08 (8 Lines) M- +91 9303141000, +91 7898905222

E- dkbhargava@jindalpower.com W- www.jindalpower.com

On Tue, Nov 15, 2022 at 10:51 AM Sub Area Manager Gare Pelma <osdgarepelma@gmail.com> wrote:

DEAR SIR,

With reference to the subject matter, you are requested to provide the consent for extension of lease period till the custodianship of the mine exists with SECL and the confirmation may be given at the earliest regarding the same.

[Quoted text hidden]

[Quoted text hidden]

DISCLAIMER:

The information contained in this electronic communication is intended solely for the individual(s) or entity to which it is addressed. It may contain proprietary, confidential and/or legally privileged information. Any review, retransmission, dissemination, printing, copying or other use of, or taking any action in reliance on the contents of this information by person(s) or entities other than the intended recipient is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us by responding to this email or telephone and immediately and permanently delete all copies of this message and any attachments from your system(s). The contents of this message do not necessarily represent the views or policies of our company. Computer viruses can be transmitted via email. Our Group IT attempts to sweep e-mails and attachments for viruses, it does not guarantee that either are virus free. The recipient should check this email and any attachments for the presence of viruses. Jindal Steel & Power Ltd and associated business entities does not accept any liability for any damage sustained as a result of viruses.

JINDAL STEEL & POWER LIMITED,
Kharsia Road, Patrapali, Post Box
No.16, Raigarh-496001
Place of supply : Chattisgarh



CIN: L27105HR1979PLC009913

IRN No. : 3918d9a9b86fd34f6c30e7a4e2a6dc1eebbd79a6cd9d25895792a6bba06cb1ed

State Code: 22

GSTIN No.: 22AACJ7097D1ZQ

Under Section 31 CGST Act & Rule 46 of GST Rules.

PAN No.: AACJ7097D

Tax Invoice

Acknowledgement No.

182313911526130

Acknowledgement Date : 04.07.2023

Doc No.: 9815069146

Name & Address of Customer (Billed to):				Name & Address of Customer (Shipped to):			
70111, SOUTH EASTERN COALFIELDS LIMITED, CHHOTE ATARMUDA , BEHIND COLLECTORATE, RAIKARH, 496001				70111, SOUTH EASTERN COALFIELDS LIMITED, CHHOTE ATARMUDA , BEHIND COLLECTORATE, RAIKARH, 496001			
State Code : 22 State Name : Chattisgarh				State Code: 22 State Name :Chattisgarh			
GSTIN No.: 22AADCS2066E9ZL PAN No.: AADCS2066E				GSTIN No.: 22AADCS2066E9ZL PAN No.: AADCS2066E			
Payment Terms :							

SL. No	Description of Goods/Services	HSN/SAC Code	Taxable Value	CGST		SGST / UGST		IGST		TCS	Total Amount		
				Rate	Value	Rate	Value	Rate	Value				
1	RESIDENTIAL RENT CHARGES Qty :9.000 (MON)	997211	11,875,862.0 0	9.00	1068827.58	9.00	1068827.58	0.00	0.00	0.00	14013517.16		
			Less : GST Payable Under RCM		-1068827.58		-1068827.58		0.00	0.00	-2137655.16		
								CESS 400 P.M.T		0.00			
				Total :	11875862.00	0.00	0.00	0.00	0.00	11875862			
Subject to Reverse Charge (Rs.) : Yes TCS% 0.0000													
Total Amt in word : ONE CRORE EIGHTEEN LAKH SEVENTY FIVE THOUSAND EIGHT HUNDRED SIXTY TWO RUPEES													
Taxable Amt in word : ONE CRORE EIGHTEEN LAKH SEVENTY FIVE THOUSAND EIGHT HUNDRED SIXTY TWO RUPEES													

Bill raised for the months of August 2022 to
April - 2023 for nine months.

*Accepted.**D.D.V.*

For JINDAL STEEL & POWER LIMITED

Sanjeev Kumar Saini

Head (CPP & MINE)

Corporate Office : Jindal Centre, 12 Bhikaji Cama Place, New Delhi-110 066

Registered office : O.P.Jindal Marg, Hisar - 125 005, Haryana



Prepared by:

[Signature]

Sanjeev Kumar Saini

Head (CPP & MINE)

Corporate Office : Jindal Centre, 12 Bhikaji Cama Place, New Delhi-110 066

Registered office : O.P.Jindal Marg, Hisar - 125 005, Haryana

**JINDAL STEEL & POWER LIMITED**

Jindal Open Cast
 Coal Mines # 1 ,
 Dongamauga, Dhaurabhata
 Tamnar , Dist -
 Raigarh - 496107
Raigarh - 496 107 (C.G.)
 Phone: 917767-203538
 Fax : 917767281611
 E-Mail : coal@jspl.com

To,

The OSD.

Gare IV/1 Dongamhua.

M/s South Eastern Coal Field Ltd Raigarh Area.

Bill No.: JSPL(coal mines Colony)WATER/RGH/SECL/2023-24004

Date of Issue : last date of the month

Due Date of Payment: 15 days from the date of issue

Consumer Main Code:

WATER CONSUMPTION BILL FOR THE MONTH OF July-2022 to May-2023 Gare-Palma IV / 1 MINE COLONY

Particulars	Units (Sq Ft)	Rate Units (Rs.)	Total Amount (In Rs)	Remark
Supply of Water to Coal Mines Colony				
Thr.JSPL				
Unit as per Meter reading Statement	92,192	11.00	10,14,112.00	
Total Amount (Rs.) —————>			10,14,112.00	
TOTAL AMOUNT IN WORDS (Rs)				
Ten Lakhs Fourteen Thousand One Hundred Twelve			10,14,112.00	

For JINDAL STEEL & POWER LIMITED


 Abhishek Yadav
 Manager (Electrical)

PL MAKE THE PAYMENT BY RTGS IN FAVOUR OF JINDAL STEEL & POWER LTD TAMNAR SBI A/C 32422821895
 RTGS CODE _SBIN0003741 on & Before Due date _____

Jindal Open Cast Coal Mines # 1, Dongamauga, Dhaurabhata, Tamnar, Dist - Raigarh (CG) - 496107
 T +917767 203538, F +917767281611 E
 coal@jspl.com

Received
 B. B. Deoasgao
 15/10/2022

2.0.1

JINDAL STEEL & POWER LIMITED,
Kharsia Road, Patrapali, Post Box
No.16, Raigarh-496001
Place of supply :Chattisgarh



CIN: L27105HR1979PLC009913

Serial No.of Tax Invoice: OA2219003705

Date of Invoice : 03.02.2024

IRN No. : 90362a0fc221e78a8f7ae1b184f3e8cad77d5987c2725a2198688a134caa449b

State Code: 22

Tax Invoice

Acknowledgement No.

GSTIN No.: 22AACJ7097D1ZQ

Under Section 31 CGST Act & Rule 46 of GST Rules, 2017

182415429989318

PAN No.: AACJ7097D

Acknowledgement Date :

BILL FROM 01.08.2022 TO 31.12.2022

03.02.2024

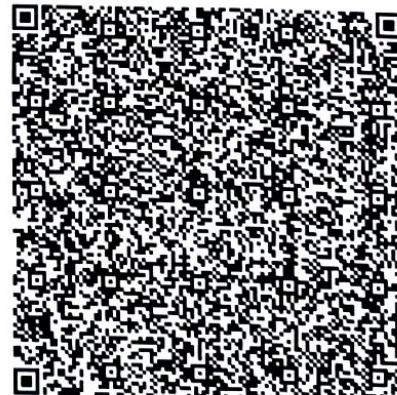
Doc No.: 9815253268

Name & Address of Customer (Billed to): 70111, SOUTH EASTERN COALFIELDS LIMITED, CHHOTE ATARMUDA , BEHIND COLLECTORATE, RAIGARH, 496001 State Code : 22 State Name : Chattisgarh GSTIN No.: 22AADCS2066E9ZL PAN No.: AADCS2066E				Name & Address of Customer (Shipped to): 70111, SOUTH EASTERN COALFIELDS LIMITED, CHHOTE ATARMUDA , BEHIND COLLECTORATE, RAIGARH, 496001 State Code: 22 State Name :Chattisgarh GSTIN No.: 22AADCS2066E9ZL PAN No.: AADCS2066E			
Payment Terms :							

Sl. No	Description of Goods/Services	HSN/SAC Code	Taxable Value	CGST		SGST / UGST		IGST		TCS	Total Amount						
				Rate	Value	Rate	Value	Rate	Value								
1	RESIDENTIAL RENT CHARGES Qty :5.000 /MON)	997211	6,597,701.11	9.00	593793.10	9.00	593793.10	0.00	0.00	0.00	7785287.31						
Less : GST Payable Under RCM				-593793.10		-593793.10		0.00		0.00	-1187586.2						
								CESS 400 P.MT			0.00						
				Total : 6597701.11		0.00		0.00		0.00	6597701.11						
Subject to Reverse Charge (Rs.) : Yes TCS% 0.0000																	
Total Amt in word : SIXTY FIVE LAKH NINETY SEVEN THOUSAND SEVEN HUNDRED ONE RUPEES ELEVEN PAISE Taxable Amt in word : SIXTY FIVE LAKH NINETY SEVEN THOUSAND SEVEN HUNDRED ONE RUPEES ELEVEN PAISE																	

Bill received
 Date 19/02/2024
 19/02/2024

Prepared by :	E. & O.E. For JINDAL STEEL & POWER LIMITED
 Sanjeev Kumar Pal Head (CPR & MINE) JINDAL www.jindal.com Authorized Signatory	
Corporate Office : Jindal Centre, 12 Bhikaji Cama Place, New Delhi - 110 066 Registered office : O.P.Jindal Marg, Hisar - 125 005 (Haryana)	



List of Correspondences

Receipt No. / Issue No.	Subject	Type	Marked As	Attached On	Issued On	Pages	Remarks
1097796/2022/O/O HEAD OF PERSONNEL SECTION, RAIGARH AREA	Approval of financial implication of Rs.8,38,575.00(thirty Eight Lakhs thirty eight thousand five hundred and seventy five only)	Receipt		29/10/2022 01:56 PM		1-41	



साउथ ईस्टर्न कोलफील्ड्स लिमिटेड
South Eastern Coalfields Limited
(A MINI RATNA COMPANY)
RAIGARH AREA

१२/३०७
23/08/22

A/2035
23/08/22

NOTE SHEET

GARE PELMA IV/ II&III SUB- AREA
CIN: U10102CT1985GOI003161

Ref.- SECL/RGH/SAM/GP IV/2&3/2022/

Dated:

Sub: Approval of financial implication of Rs. 38,38,575.00 (Rupees Thirty eight lakhs thirty eight thousand five hundred and seventy five only) for extended lease period of residential colony under M/s JSPL for accommodation of Executives and Employees posted at Gare Pelma IV/2&3 Mine for three months period.

*P/288
29-8-22
22-8-22
23/08/22*
Due to unavailability of suitable alternate arrangement to provide accommodation to Executives and Employees posted at Gare Pelma ,JSPL Mines Colony was taken under lease after approval by the Board of directors in the 607th meeting held on 08th Jan 2017. As per the above approval, lease agreement was made at Raigarh Area on 31st July 2017 for quarters and non-built up Area for a period of 05 years (i.e. till 31.07.2022), further extendable upon mutual agreement by both the parties.

As per the consent given by M/s Jindal Management, it agrees to provide the quarters on lease for a further period of 03 months w.e.f 01.08.2022 till 31.10.2022. As directed and as per the rate quoted by M/s Jindal Management in the Draft agreement the details of financial implication is as under:-

Type of quarter	Nos of quarter	Total built up Area in Sq Ft	Rate per Sq Ft	Total Amount per month	Remark
C	6	1575	Rs 7.65	Rs.72292.50	JSPL Mines Colony
D	8	1300	Rs 7.65	Rs.79560.00	JSPL Mines Colony
E	20	778	Rs 7.65	Rs.119034.00	JSPL Mines Colony
F	24	668	Rs 7.65	Rs.122644.80	JSPL Mines Colony
G	28	500	Rs 7.65	Rs.107100.00	JSPL Mines Colony
S	08	500	Rs 7.65	Rs.30600.00	JSPL Mines Colony
Club House	02	3375	Rs 7.65	Rs.51637.50	JSPL Mines Colony
Engineering Hostel(old)	20 Room	400	10400 per room	Rs.208000.00	JSPL Mines Colony
Engineering Hostel(New)	20 Room	400	10400 per room	Rs.208000.00	JSPL Mines Colony
Open Area	128594		Rs 1.59	Rs.20444.46	
	Total			Rs.12,03,333.00	

water Charges @ Rs.1 per sqft of buildup area to be paid i.e. for 76192 sqft which equals to Rs.76192.00 per month

**Total amount(lease rent+ water charges) for one month = Rs. 1203333
+Rs.76192 =Rs 1279525.00**

**Total financial implication for 03 months = Rs. 1279525.00 * 3
= Rs. 3838575.00**

Total financial implication= Rs. 3838575.00 (Rupees Thirty eight lakhsthrity eight thousand five hundred and seventy five only)

Submitted to SAM, Gare Pelma IV/2&3 for kind perusal and for obtaining approval of the competent authority please.

Dy Manager(F)
Gare Pelma IV/2&3

Asst Manager(Per)
Gare Pelma IV/2&3

Sub Area Manager
Gare Pelma IV/2&3

The proposal is related to financial implication of colony under lease with M/S TPL for Gareg, Garea Executives and employees. The five year lease period was completed on 31st July 2022 and needs to be renewed. Initially Jindal Management agreed for 12 months but later on decision of jindal Management changed for extension of the lease period for three months only. Hence the instant proposal before initiation from the unit and onwards submission to concerned for budget allocation needs financial vetting.

Ans
22/8/2022

TPL by A K
det
28/08/2022

- ① Rates of quarter was Rs. 5 per sq ft and open area was Rs. 1.25 per sq ft.
as on 31.07.17. After adding escalation @ 5% p.a. as per previous lease agreement the revised rates as on 01.08.22 arrived at Rs. 7.65 and 1.59 respectively.
- ② The rates of water charges and engineering hostel including electricity charges are kept same as per previous lease agreement upto 31.07.22.
- ③ Consent letter of TPL if required.

(4) N.e.f. 18.07.2022 GST on residential property as RCM basis @ 18% is applicable as per Notification No. 5/2022 - Central Tax (Date) dated 18.07.2022. The same need to be added to Cost to the Company as ITC on welfare expenditure is not availed by area. The eligibility of ITC may be seen and clarified from HQ.

- (5) Copy of previous lease agreement may be enclosed.
- (6) The proposal must be recommended by Project incharge and vetted by unit finance H/c.
- (7) The calculations are checked and found in order as indicated on previous pages of N/L.

Submitted to AFM(R) for kind perusal.

Gupta
10/09/22

✓ APM for n.o
Dep 13/05/2022

✓ APM for further compliance at Sub Area level

✓ SAM, Gare Petre *C.R.D.*
22/09/2022

A.M. (P) for n.o, Jhansi
hd

28.9.2022

S.NO. (5) → copy of previous lease agreement enclosed.

S.NO. (3) → Consent letter of JSPL is enclosed.

✓ SAM, Gare Petre *D.V.D.L.*
Total amount comes to ₹ 38,38,525/- in line with the dear agreement Read with the comment marked as 'x' in N/L.

✓ Unit Finance Executive *W.H.P.* *SAM, Gare Petre*
May be forwarded for record. Please on recommendation from SAM & GP.
29/09/2022

SAM, GP 14/223

Recommended and forwarded for n.o, Jhansi

hd

compliance as desired has been made. Submitted
for further needful please.

✓
Tir
03/10/22

✓
Smtu
del
mpt/m

✓
30/10/2022

The total financial involvement for lease of residential colony for employees of Gore Petha N/2B3 for the period 01.08.22 to 31.10.22 (extended period) is Rs. 45,29,519/- (Incl. GST @ 18%). May be forwarded to SECL, HQ for competent approval.

✓
AFM

✓
O/P
07/10/22

May be sent SECL HQ for perusal and
consideration

✓
APM

✓
D
08/10/2022

Submitted for obtaining approval of the
competent authority please as vetted and recommended
on the basis of extension provided by M/S Finad. by
10/10/2022.

✓ General Manager
Raigarh Area.

✓
12/10/2022

✓ GM(P&A) / HOD, SECL B&B.

भारतीय नौकरी का विवर INDIA NON JUDICIAL

₹.20000

TWENTY
THOUSAND RUPEES

बीस हजार रुपये

Rs. 20000

INDIA

छत्तीसगढ़ CHHATTISGARH

LEASE AGREEMENT

THIS LEASE AGREEMENT is made at Raigarh on the 31st day of
July 2017, between

M/s. Jindal Steel & Power Limited, a Company incorporated under Companies Act, 1956, having its Corporate Office at Jindal Centre, 12, Bhikaji Cama Place, New Delhi-110066 herein after called the "LESSOR" (This expression shall, unless it be repugnant to the context or meaning thereof, include their respective successors and assignees) of the one part through its authorized representative Mr. Rajendra Prasad Agrawal, Age 53 S/o Late Mr. S.N. Agrawal, Vice President (Finance & Accounts), on behalf of M/s Jindal Steel & Power Limited.

AND

South Eastern Coalfield Limited, a subsidiary of Coal India Limited (Designated custodian/akin to designated custodian as appointed by the Nominated Authority, Ministry of Coal) formed under the Companies Act 1956 (now 2013) having its registered office at Seepat Road, Bilaspur (Chhattisgarh)

For Jindal Steel & Power Ltd



Authorised Signatory

स्टाफ अधिकारी (सिद्धि)
एस. एसी. एल. बुलाह शेख

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000

INDIA

310253

छत्तीसगढ़ CHHATTISGARH

through its authorized representative Mr. V.P.S Bhalla S/o Lt. Ajit Singh Bhalla, Age 56, Chief Manager (Civil) working as Staff Officer (Civil), Raigarh Area (hereinafter called the "LESSOR" of the other part which expression shall unless repugnant to the context or meaning thereof mean and include its successors.).

(The LESSOR AND LESSEE are herein are collectively referred to as the "Parties").

WHEREAS

THE LESSOR is absolute owner and in possession of the housing property and open area situated at village Dongamahua, Tehsil-Tamnar, Raigarh (CG) under Khasra numbers 162/2 admeasuring 0.761 Hectare, 165 admeasuring 0.571 Hectare and 166 admeasuring 0.420 Hectare totalling to an area of 1.752 Hectare (188015 Sq Ft) { Area having a road located to the north, government land to the south, government land to the east and M/s Jindal Steel and Power Limited's Land to the west}, which is better described in the Annexure I annexed to this agreement, hereinafter referred to as "SCHEDULED PROPERTY" which is located outside the mining lease area of the mines that is in the custody of SECL, as certified by M/s JSPL as per their letter No. JSPL/TMR/ 2016-17/260 dated 18.01.2017 enclosed as Annexure II. The

For Jindal Steel & Power Ltd
Date :
Authorised S.

स्टाफ आफिसर (रिप्रिल)
लॉ. ए. ए. एल. न्यायिक सेवा

छत्तीसगढ़ CHHATTISGARH

310254

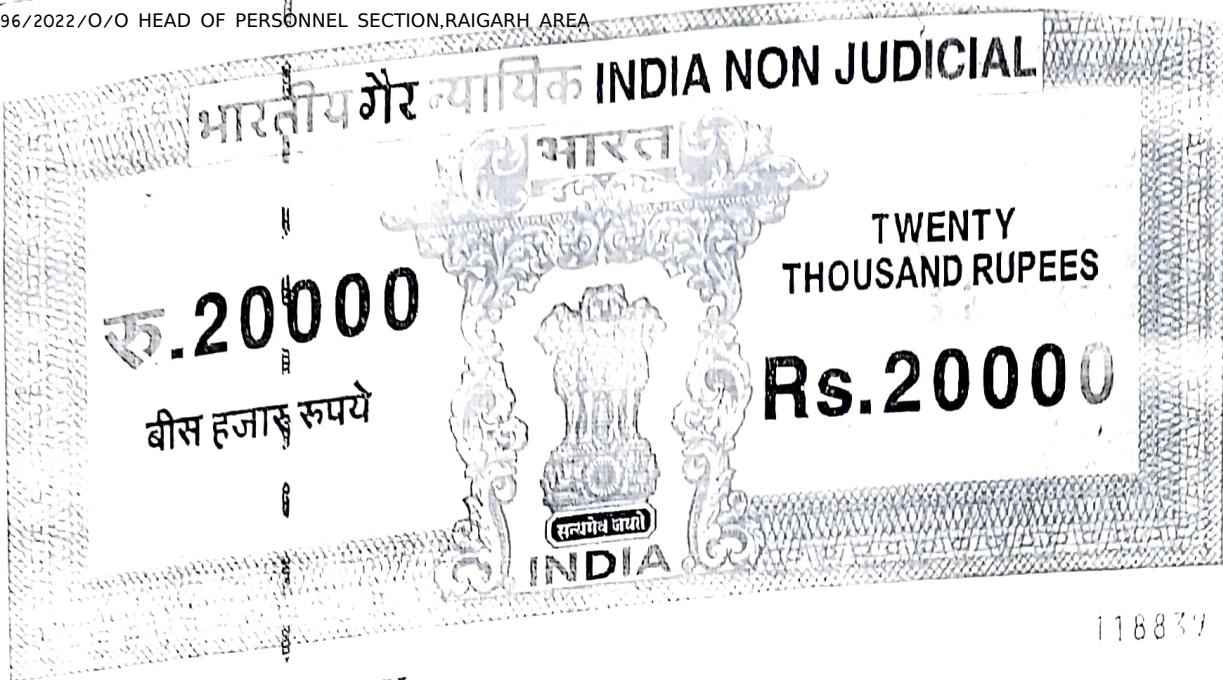
LESSOR (JSPL) is desirous of giving the said scheduled property on lease and the LESSEE (SECL) is desirous of taking on lease the said scheduled property and the parties herein have agreed on the terms & conditions governing the lease which are detailed as hereunder:

TERMS AND CONDITIONS:

NOW THEREFORE THIS DEED WITNESSES that in pursuance of this agreement and in consideration of the rent herein reserved, the LESSOR hereby grants possession of the said premises by way of lease, to the LESSEE together with all easements appertaining thereto on the following terms and conditions:

01. The parties hereto agree to comply and abide by the terms and conditions which are detailed herein and in the attached Schedule A, B and C which also form a part of the agreement.
02. The LESSOR is the absolute owner and possessor of the SCHEDULED PROPERTY and is having full and unfettered rights to lease the same or any portion thereof.
03. The SCHEDULED PROPERTY is free from all encumbrances, charges, mortgages, or litigation, injunction, attachments in favour of any third party.

स्टाफ आफिसर (सिविल)
एस. श. सी. एल., रायगढ़ के



118837

छत्तीसगढ़ CHHATTISGARH

04. The LESSEE agrees to use the scheduled premises solely for residential purpose/ temporary accommodation of its employees solitarily on payment of the agreed lease rent as mentioned in the terms and conditions contained herein.
05. Subject to the fulfillment of the respective mutual obligations of the parties contained in this lease agreement the LESSEE shall enjoy quiet, peaceful and uninterrupted enjoyment and use of the Scheduled Property.
06. The period of lease will start from the date of execution of this agreement or from the date of possession of the Scheduled Property by the LESSEE whichever is later and will continue for a period of 5 years or till the continuance of the custodianship of Gare-Palma IV/1, IV/2 & 3 rests with CIL as per the orders of the Nominated Authority, Ministry of Coal, whichever is earlier and will be extendable for a further period of 5 years before the expiry of the current lease period by the mutual written consent of both the parties on mutually acceptable terms and conditions.
07. The LESSOR shall provide the LESSEE with the facilities more particularly described in the schedule A, B and C at the charges mentioned in the said schedules. It is agreed by both the parties that the provisions applicable to both the parties as per this agreement is an integral part of the usage of the premises and not severable from the agreement.

For : Jindal Steel & Power Ltd.

[Signature]
Authorised Signatory

दिल्ली अधिसर (संविल)
म.श.ली.एल., रायगढ़ क्षेत्र

भारतीय गोरक्षण का INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000

छत्तीसगढ़ CHHATTISGARH

310218

prevailing during the handing over of the possession of the SCHEDULED PROPERTY to the LESSEE subject to normal wear and tear.

13. The LESSEE shall not make any editions or modifications to the exterior of the SCHEDULED PROPERTY which might impair the architectural structure of the building.

14. The LESSEE shall not bear any liability for damage to the SCHEDULED PROPERTY on account of an act of God (such as, but not limited to, fires, explosions, earthquakes, droughts, tidal waves and floods); war, hostilities (whether war be declared or not), invasion, act of foreign enemies, mobilisation, requisition or embargo; rebellion, revolution, insurrection, or military or usurped power, or civil war; contamination by radio-activity from any nuclear fuel, or from any nuclear waste from the combustion of nuclear fuel, radio-active toxic explosive, or other hazardous properties of any explosive nuclear assembly or nuclear component of such assembly; acts or threats of terrorism. The lease agreement in these instances can be terminated by either party by giving a notice as per the terms and conditions set out in this agreement.

15. The LESSEE agrees that during the period of lease, the lessor and their duly authorized agents will have the right to enter upon the premises after giving prior notice of one business day to the LESSEE to carry out inspections of the Scheduled Property.

Jindal Steel & Power Ltd.


 Authorized Signatory

 स्टाफ आफिसर (सिपिल)
 एस.ई.टी.एल., रायगढ़ ८००

भारतीय गोरन्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

तीसगढ़ CHHATTISGARH

310224

08. The LESSEE shall not undertake any structural changes to the premises or effect major repairs without written intimation to the lessor and shall require the permission of the LESSOR for any such change.
09. The LESSEE shall, during the continuance of this lease, pay to the lessor monthly rent as fixed in Schedule A payable in advance no later than the first day of every month of the term of this Agreement along with applicable taxes i.e. Service tax etc failing which simple interest @ 12% per month shall be payable to the LESSOR per month.
10. The Lessor shall charge the escalated lease rent as per the rates mentioned in Schedule C after the passage of every 12 months from the date of coming into force of this agreement. The said schedule shall continue to be applicable to the new lease term if entered between the parties after the completion of 5 years i.e. the current lease term.
11. The LESSEE shall exercise due care and caution to keep and maintain the SCHEDULED PROPERTY in good order and condition and handover the same to the lessor on expiry or termination of the lease in the exact same conditions prevalent during the handing over of the possession of the SCHEDULED PROPERTY to the LESSEE subject to normal wear and tear.
12. The LESSEE shall keep all the internal sanitary fittings and water connections in the premises in good order and handover the same to the lessor on expiry or termination of the lease in the exact same conditions

For Jindal Steel & Power Ltd.

Authorised Signatory

स्टाफ आफसर (सिविल)
काम काला बाजार, रायगढ़ ४७४२०१

गढ़ CHHATTISGARH

310302

authorised representatives of each of the parties with authority to settle the said dispute. However, if the dispute cannot be settled amicably within fourteen (14) days from the date on which either party has served written notice on the other, of the dispute, then the parties would irrevocably submit themselves to the exclusive jurisdiction of the Court of Law at Raigarh for the adjudication of the disputes arising under this agreement.

22. The Rent and the Services tax along with other charges, as applicable as per the attached Schedules A,B & C and shall be payable in advance on or before the 10th of each English Calendar month, failing which simple interest @ 12% per annum shall be payable by the LESSEE. All payments hereunder shall be made through NEFT to the LESSOR's account number 10511347891 (IFSC CODE- SBIN0000460), payable at SBI, Raigarh (Main Branch).
23. THE LESSEE shall not sub-let, assign or otherwise, part with, possession of the part or whole of the Scheduled property. Under all circumstances the LESSEE shall abide by all terms and conditions applicable under this agreement including payment of lease rent, applicable taxes etc. LESSEE shall not use the premises for any immoral and/or illegal purposes.

24. It shall be the responsibility of the LESSEE to maintain all the sanitary fittings, Water and Electrical connections in working order as are pertaining to and/or related to the Scheduled property. The LESSEE shall be

For Jindal Steel & Power Ltd.

Jaw
Authorised Signatory

स्टार्फ आर्थिक (भिल)

प्रा. श. सी. एल., रायगढ़ में

भारतीय ग्रेन्यूजिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

310401

छत्तीसगढ़ CHHATTISGARH

16. All such notices required to be served by either of the parties hereto upon the other shall be deemed to have been duly and effectively served if delivered by hand or addressed by registered A.D. Post or courier at the address more particularly stated in the SCHEDULE.
17. Both the parties hereby agree that in the event of any breach or non-performance of terms and conditions of the lease, or otherwise either party shall have right to terminate this lease by giving a written notice of 30 days to the other party without prejudice to the respective rights of each party to claim losses or liability. There upon the parties shall fulfil all obligations under the agreement till the date of such termination. It is agreed that the lessor shall be entitled to recover the cost of damages to the premises if any, except in cases where the damage which has occurred is due to the occurrences mentioned in clause 14.
18. The Lessee shall not do or attempt to do or induce any person to do any activity which will jeopardize peace and tranquillity of the residents in the locality.
19. The details and contents mentioned in the annexed schedules shall form a part of the lease terms.
20. The parties to the lease rent agreement may amend the terms and conditions of the lease by mutual consent in writing in the future.
21. The parties will attempt in good faith to resolve any dispute or claim arising out of or in relation to this Agreement through negotiations between the

Fer. Jindal Steel & Power Ltd.

[Signature]
Authorized Signatory

राष्ट्रीय आणि सरकारी (सिविल)
एस.ई.टी.एल., रायगढ़ भैंग



छत्तीसगढ़ CHHATTISGARH

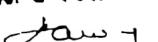
310704

the Scheduled Premises leased out shall not be objected to by LESSEE to ensure complete security to life and property of employees of LESSOR as well as LESSEE.

27. The LESSEE also undertakes that no hoarding/display boards etc. shall be displayed on the exterior of the building.
28. The cost of stamping and registration of this Lease Deed or any other expense of Lease will be borne by the LESSEE. The LESSOR shall retain the original Lease Deed and LESSEE shall retain the duplicate copy thereof.
29. This Lease Deed and any exhibits attached hereto represent the entire agreement between the parties hereto and each of them will be bound thereby. Any other terms and conditions not contained herein, whether verbal or written shall be null and void.

रटाफ आफिसर (सिविल)
एस.ई.सी.एल., रायगढ़ क्षेत्र

For. Jindal Steel & Power Ltd.


Authorised Signatory

छत्तीसगढ़ CHHATTISGARH

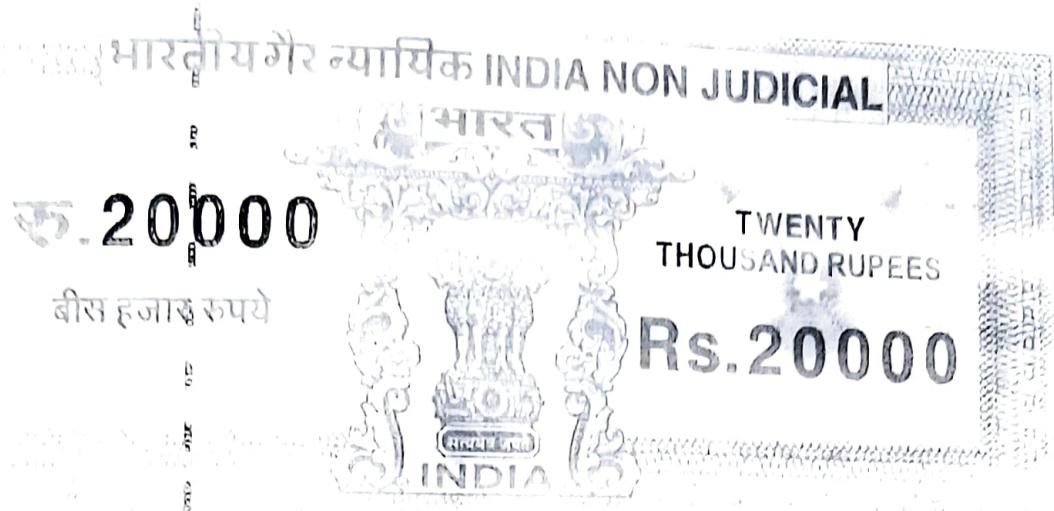
responsibility to maintain all the Electricity fittings and other fittings in working order.

25. THE LESSEE will further be liable for damage caused to Scheduled Property or any other part of the property and the cost of the repair of the damage will have to be paid by the LESSEE to the LESSOR, unless the said damage is caused solely by an act of omission of the LESSOR. However, reasonable wear and tear and damage caused by the occurrences enumerated in clause 14 and circumstances beyond LESSEE's reasonable control are exempted. The LESSEE shall indemnify LESSOR against all losses that may be caused to the Scheduled Premises on account of LESSEE's negligence or non-diligence etc.

26. The LESSEE undertakes to conduct round the clock security of their assets and premises under the occupation of the LESSEE. Further, safety of the assets against fire, theft, robbery or similar instances shall be the responsibility of the LESSEE. Besides this the LESSEE shall furnish the LESSOR complete details of the staff and employees of the company with their designations, identity card numbers and copies of identity cards with photos for purpose of controlled entry to the building and also shall at all times indemnify the LESSOR from any unauthorized entry of any unidentified person or thing or vehicle to comply with the instructions of Government for national interest. Any security related check or frisking before or after entry by security staff of LESSOR or checking of building or

SBH Jhingar Steel & Power Ltd.
[Signature]
Authorised by [Signature]

स्टाफ ऑफिसर (सिविल)
एम.ई.सी.एल., रायगढ़ क्षेत्र



छत्तीसगढ़ CHHATTISGARH

310306

SCHEDULE A,B & CSCHEDULE-A

Type of quarter & quantity	Nos of Quarter	Sq Ft	Total Built up Area in Sq Ft	Total built-up area over the land (ground floor) in Sq Ft	Rate per Sqft	Total amount	Remarks
B	02	1625	3250	3250	Rs 6	19500/-	Savitri Nagar
C	06	1575	9450	6300	Rs 6	56700/-	JSPL coal mine colony

Jindal Steel & Power Ltd.

[Signature]
Authorized Signatory

स्टाफ आफसर (सिंह)
एस.ई.सी.एल., संयुक्त कंपनी

310305

छत्तीसगढ़ CHHATTISGARH

ANNEXURE I
SCHEDULED PROPERTY

Housing buildings and open area as mentioned below in Schedule A, B & C situated at village Dongamahua, Tehsil-Tamnar, Raigarh (CG) under Khasra numbers 162/2 admeasuring 0.761 Hectare, 165 admeasuring 0.571 Hectare and 166 admeasuring 0.420 Hectare totalling to an area of 1.752 Hectare (188615 Sq Ft) { Area having a road located to the north, government land to the south, government land to the east and M/s Jindal Steel and Power Limited's Land to the west}.

स्टाफ आफिसर (सिविल)
एस.ई.सी.एल., रामगढ़ क्षेत्र

For Jindal Steel & Power Ltd.

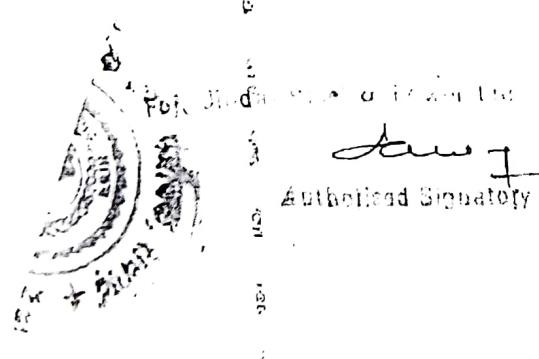
: *Jawad*

Authorised Sign.

छत्तीसगढ़ CHHATTISGARH

415824

)					month per room		
Sub total (B)		800	16000	8000		416000/-	
Open Area (C)			128594	128594	Rs 1.25/-	160742/-	-DO-
Grand Total (A+B+C)						1053394/-	



Mr. Ravi Kiran
Authorised Signatory

Mr. Ravi Kiran (Signature)

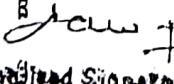
स्टाफ आफिसर (सिविल
एस.ई.सी.एस., रायगढ़ मेंट्री

310307

छत्तीसगढ़ CHHATTISGARH

D	8	1300	10400	5200	Rs 6	62400/-	-DO-
E	10	778	15560	7880	Rs 6	93360/-	-DO-
F	24	668	16032	8016	Rs 6	96192/-	-DO-
G	28	500	14000	14000	Rs 6	84000/-	-DO-
S	08	500	4000	4000	Rs 6	24000/-	-DO-
Club House	02	3375	6750	3375	Rs 6	40500/-	-DO-
Sub total			79442	52021	Rs. 6	476652/-	
(A)							
Engineering Hostel(Old)	10 Room	400	8000	4000	Rs10400 Per month per room	208000/- With AC	-DO-
Engineering Hostel(New)	20 Room	400	8000	4000	Rs10400 Per	208000/- With AC	-DO-

P.O. Jindal Steel & Power Ltd.


Authorised Signatory

रटाफ आफिसर (सिपिए)
एस.टी.री.एल. रायगढ़ शेत्र

भारतीय गैर न्यायिक INDIA NON JUDICIAL

सारल

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सरकारी दस्तावेज़

INDIA

छत्तीसगढ़ CHHATTISGARH

D 188034

4.	Monthly Lease Rent	Rs 10400.00 per room in INR.
5.	Cooking & House Keeping	LESSOR shall provide a Kitchen and Hall for dinning without any charge for the same. In no case will the Lessee will be allowed to cook any food in the occupied rooms. House-keeping of the rooms, surrounding area, cooking area will be in the scope of lessee.
6.	Address for serving notice to Lessor	The Executive Director, Jindal Steel & Power Limited, Kharsia Road, Raigarh -496001, Chhattisgarh, India.
7.	Address for notice to lessee	South Eastern Coalfields Limited, Chhote Atarmuda, Behind Collectorate, Kelo Vihar, Raigarh Area.

Fot. Jindal Steel & Power Ltd.

New
Authorized Signatoryस्टाफ आफेसर (सि.)
एस.ई.सी.एल., सचिव

SCHEDELE 'B'

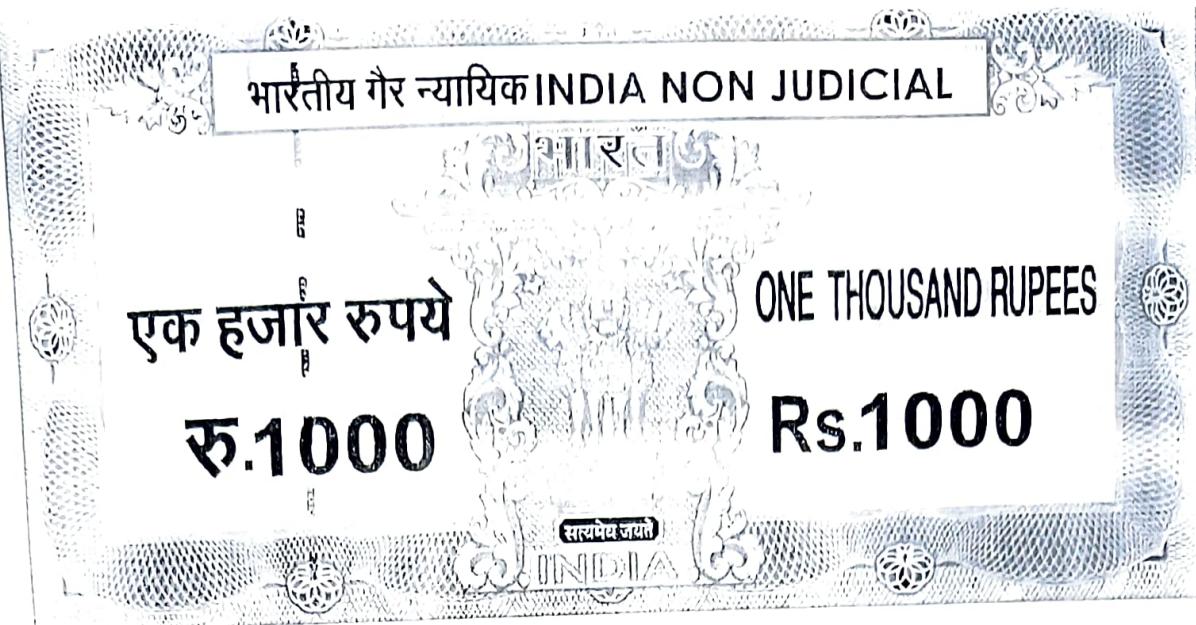
HOSTEL DETAILS

1.	Details of Fixtures and Furnitures	Two Wooden Beds with Mattresses, one no of split A/C, 02 no of Fans, 01 Mirror fitted on wall, 01 Gysere, 01 Mini fridge, 01 Two seater Sofa, 01 Table, 01 Executive Chair, 01 cupboard with lock, TV Sony with Airtel digital connection and sanitary fittings.
2.	Description of the Premises	Total no of Rooms are 40 (Forty in nos.) i.e. 20 in ground floor and 20 on the 1st – floor with attached toilets with water connections. Each rooms has area admeasuring about 400Sqft.
3.	Purpose of Lease	Purely residential for bachelors.

Fot. Siddal Steel & Power Ltd.

[Signature]
Authorized Signatory

स्टाफ आ०कासर (प्रिंट)
एस. ई. ली. एल., रायगढ़ ज़िले



छत्तीसगढ़ CHHATTISGARH

D 188036

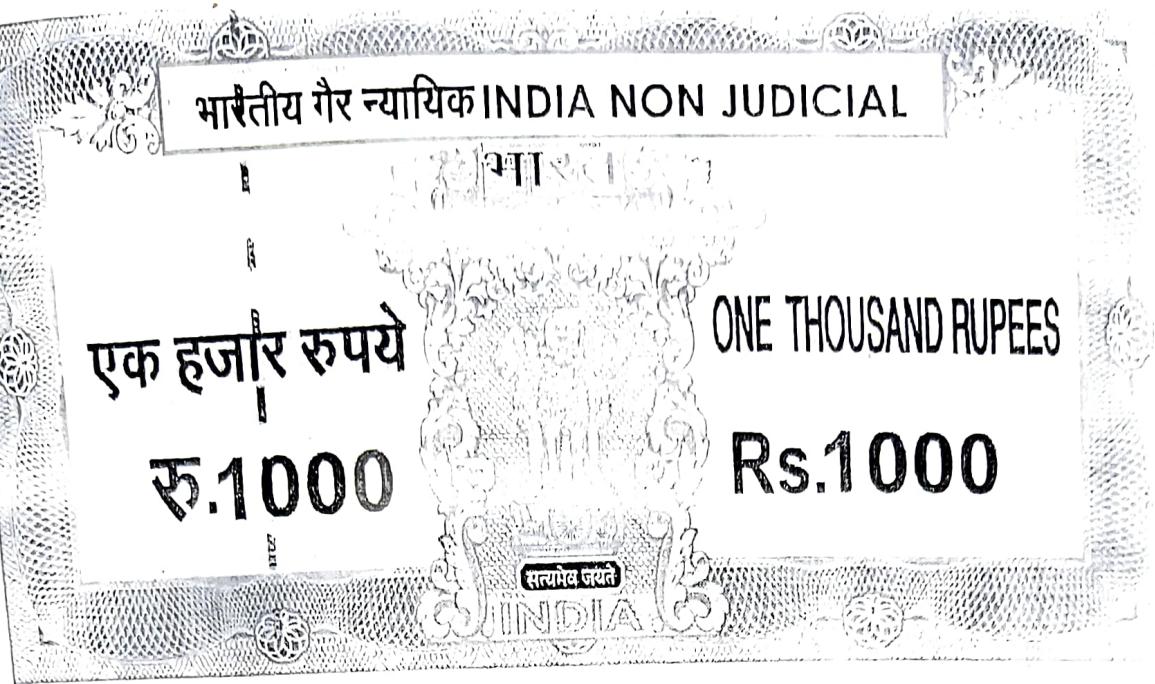
the custodianship of Gare-Palma IV/1,IV/2&3 rests with CIL as per the orders of the Nominated Authority, Ministry of Coal, whichever is earlier and will be extendable for a further period of 5 years before the expiry of the current lease period by the mutual written consent of both the parties on mutually acceptable terms and conditions.

4	Monthly Lease Rent	To be paid by the Lessee to the Lessor. Lessee will pay the Lessor monthly rent as fixed in Schedule A payable in advance no later than the first day of every month of the term of this Agreement along with applicable taxes i.e. Service tax etc. Falling which simple interest @ 12% per month shall be payable to the LESSOR per month.
---	--------------------	--

For. Jindal Steel & Power Ltd.

Authorised Signatory

स्टाफ आफ्रिसर (सिविल)
एम.ई.टी.एल., रायगढ़ में



छत्तीसगढ़ CHHATTISGARH

D 188075

8	DG Set	100% Power Back up shall be provided to the <u>LESSEE.</u>
9.	Jurisdiction of Courts	Raigarh (C.G.)

SCHEDULE - 'C'

1	Type of Accommodation and Area with rate	As per Schedule -A
2	Date of commencement	Date of execution of the agreement or Date of possession whichever is later.
3	Time/ Duration of the lease,	The period of lease will start from the date of execution of this agreement or from the date of possession of the Scheduled Property by the LESSEE whichever is later and will continue for a period of 5 years or till the continuance of

S. P. Jindal Steel & Power Ltd

Autographed Signature

स्टाफ आफेसर | सिपिएल
एम.एसी.एल., रायगढ़ ८०७

5 Service Tax

Service Tax @ 15% or as applicable at the time of payment on or before 10th of each English calendar month shall be paid by the lessee to the lessor. Any other levy to be introduced in future and during lease period e.g. GST etc as applicable from time to time will be payable by the LESSEE on the Scheduled Property.

6 Monthly Water Charges

Monthly water charges @ Rs 1.00 per sqftof the built up area shall be paid by the lessee to the lessor.

7 Operational and maintenance of common areas of utilities

Operational and maintenance of common areas of utilities will be done by the lessee.

F.D.Jindal Bldg 410401.4.W.

[Signature]
Ambedkar Sainikary

रायगढ़ आकिरार (प्रमाणित)
एम.एस.सी.एल., रायगढ़ क्षेत्र

एक सौ रुपये

Rs. 100

₹. 100

ONE

HUNDRED RUPEES

INDIA
INDIA NON JUDICIAL

G 138677

छत्तीसगढ़ CHHATTISGARH

8	<input checked="" type="checkbox"/> Repair and Maintenance of Building	Repair and Maintenance of Building will be the responsibility of the lessee.
9	<input checked="" type="checkbox"/> Availability of power	Electricity Supply will be provided @ 3.5 per unit as per the sub meter and will be paid by the Lessee within 7 day of its bill being raised. The lessor will make available electricity supply to the Lessee by installation of an Electric Sub Meter. Repair/ Replacement of the Electric Sub Meter in case of damage/malfunction etc. shall be the responsibility of the LESSEE and the cost of replacement/repair shall be borne by the LESSEE.
10	<input checked="" type="checkbox"/> Escalation in Lease Rent	The Lease rent shall be increased by 5% after every revision of the lease period i.e. on completion of 12 months period from the date of

Authorised Signature

स्टाफ अधिकारी (संविध.)
एम.ई.टी.एल., रायगढ़ क्षेत्र



BHARGAVA

Compose

Inbox 1,173

Starred
Snoozed
Sent
MoreLabels
More

Regarding extension of lease agreement - Mines Colony

Inbox x

Dinesh Kumar Bhargava <dkbhargava@jindalpower.com>

To me

Fri, 29 Jul, 21'14

Dear Sir,

With reference to the subject, the lease agreement of Mines Colony between JSPL and SECL, which is about to expire on 31st July 2022 has been extended for another 3 months i.e. till 31st October 2022 with same terms and conditions.

Regards,

D K Bhargava,
 VP (Liaison-PR & CMG), Jindal Power Limited
 OP Jindal Super Thermal Power Plant, Vill & PO: Tamnar, Tehsil: Tamnar,
 Dist: Raigarh-496 107, Chhattisgarh
 T: (07767) 281701-08 (8 Lines) M- +91 9303141000, +91 7898905222
 E- dkbhargava@jindalpower.com W- www.jindalpower.com

DISCLAIMER:

The information contained in this electronic communication is intended solely for the individual(s) or entity to which it is addressed. It may contain proprietary, confidential and/or legally privileged information. Any review, retransmission, printing, copying or other use of, or taking any action in reliance on the contents of this information by person(s) or entities other than the intended recipient is strictly prohibited and may be unlawful. If you have received this communication please notify us by responding to this email or telephone and immediately and permanently delete all copies of this message and any attachments from your system(s). The contents of this message do not necessarily represent the view of our company. Computer viruses can be transmitted via email. Our Group IT attempts to sweep e-mails and attachments for viruses, it does not guarantee that either are virus free. The recipient should check this email and any attachment for viruses. Jindal Steel & Power Ltd and associated business entities does not accept any liability for any damage sustained as a result of viruses.

Sub Area Manager Gare Pelma <osdgarepelma@gmail.com>
to RAVIKIRAN.RONGALA

Tue, 12 Jul, 09:08

DEAR SIR,

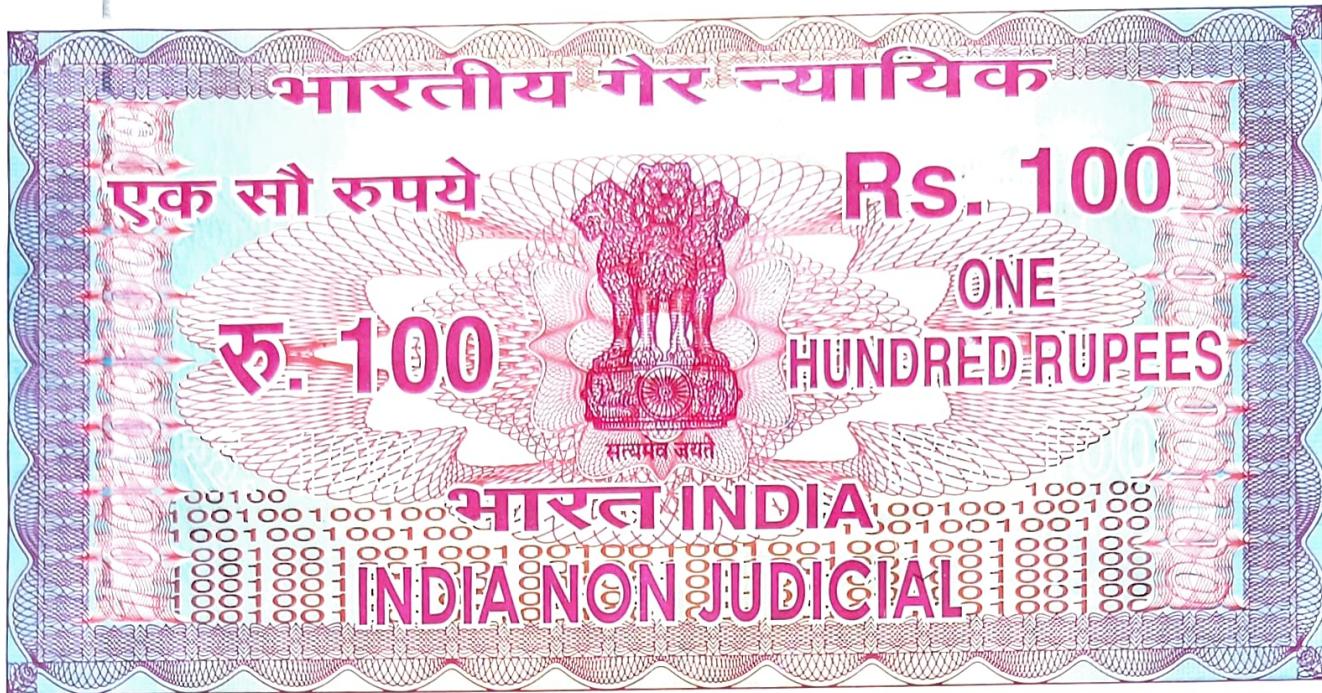
Please find the attachment regarding the above subject.

BEST REGARDS,

G.M. (Mining)/SUB AREA MANAGER,
 GARE PELMA IV/283, SECL RAIGARH AREA,
 PO-Libra, Tamnar, Dist-Raigarh, Chhattisgarh - 496107.



Please consider the environment before printing this email



छत्तीसगढ़ CHHATTISGARH

P 472716

LEASE AGREEMENT

THIS LEASE AGREEMENT is made at Raigarh on the _____ day of _____, 2022 between M/s. Jindal Steel & Power Limited, a Company incorporated under Companies Act, 1956, having its Corporate Office at Jindal Centre, 12, Bhikaji Cama Place, New Delhi-110066 herein after called the "LESSOR" (This expression shall, unless it be repugnant to the context or meaning thereof, include their respective successors and assignees) of the one part through its authorized representative Hanuman Kumar Sharma, S/o Radheyshyam Sharma , aged about 49 years, President (Finance & Accounts), on behalf of M/s Jindal Steel & Power.

AND

South Eastern Coalfield Limited, a subsidiary of Coal India Limited (Designated custodian/akin to designated custodian as appointed by the Nominated Authority, Ministry of Coal) formed under the Companies Act 1956 (now 2013) having is registered office at Seepat Road, Bilaspur (Chhattisgarh) through its authorized representative Mr. Vipul Kumar Rai S/o Vijay Naraian Rai, Aged about 58 years, Chief Manager (Civil) working as Staff Officer (Civil), Raigarh Area (hereinafter called the "LESSEE" of the other part which expression shall unless repugnant to the context or meaning thereof mean and include its successors.).

(The LESSOR AND LESSEE are herein are collectively referred to as the "Parties")

For and on behalf of _____

स्टाफ आफिसर (सिविल)
एस.डी.री.एल., रायगढ़ शेत्र

For and on behalf of _____

873 दृष्टि 6 कीमत 100
प्रथम पक्ष त्रिवेदी लिंग 2000 रुपये
सार्वत्र 1000 रुपये
द्वितीय पक्ष
प्रायोजन 1000 रुपये

3.P.C



रामप २०२४, तमनार
मुण्डिधि साव

Intekh
Marmal
D.R.L.

WHEREAS

THE LESSON is absolute owner and in possession of the housing property and open area situated at village Dongamahua, Tehsil-Tamnar, Raigarh (CG) under Khasra numbers 162/2 admeasuring 0.761 Hectare, 165 admeasuring 0.571 Hectare and 166 admeasuring 0.420 Hectare totaling to an area of 1.752 Hectare (188415 Sq Ft) {Area having a road located to the north, government land to the south, government land to the east and M/s Jindal Steel and Power Limited's Land to the west}, which is better described in the **Annexure I** annexed to this agreement, hereinafter referred to as "SCHEDULED PROPERTY" which is located outside the mining lease area of the mines that is in the custody of SECL, as certified by M/s JSPL as per their letter No. JSPL/TMR/ 2016-17/260 dated 18.01.2017 enclosed as Annexure II. The LESSOR (JSPL) is desirous of giving the said scheduled property on lease and the LESSEE (SECL) is desirous of taking on lease the said scheduled property and the parties herein have agreed on the terms & conditions governing the lease which are detailed as hereunder:

TERMS AND CONDITIONS:

NOW THEREFORE THIS DEED WITNESSES that in pursuance of this agreement and in consideration of the rent herein reserved, the LESSOR hereby grants possession of the said premises by way of lease, to the LESSEE together with all easements appertaining thereto on the following terms and conditions:

01. The parties hereto agree to comply and abide by the terms and conditions which are detailed herein and in the attached Schedule A, B and C which also form part of the agreement.
02. The LESSOR is the absolute owner and possessor of the SCHEDULED PROPERTY and is having full and unfettered rights to lease the same or any portion thereof.
03. The SCHEDULED PROPERTY is free from all encumbrances, charges, mortgages or litigation, injunction, attachments in favour of any third party.
04. The LESSEE agrees to use the scheduled premises solely for residential purpose/ temporary accommodation of its employees solitarily on payment of the agreed lease rent as mentioned in the terms and conditions contained herein.
05. Subject to the fulfillment of the respective mutual obligations of the parties contained in this lease agreement the LESSEE shall enjoy quiet, peaceful and uninterrupted enjoyment and use of the Scheduled Property.
06. The period of lease will start from the date of execution of this agreement for a period of 3 months if Jindal is allotted Gare Palma IV/2 & IV/3 or will continue for a period of 11 months and shall be renewed thereafter before the expiry of the lease period by the mutual written consent of both the parties.

For and on behalf of _____



रवि किरण (रावि किरण)
एम.टी.पी.एस., रायगढ़ एसी

For and on behalf of _____

07. The LESSOR shall provide the LESSEE with the facilities more particularly described in the schedule A, B and C at the charges mentioned in the said schedules. It is agreed by both the parties that the provisions applicable to both the parties as per this agreement is an integral part of the usage of the premises and not severable from the agreement.
08. The LESSEE shall not undertake any structural changes to the premises or effect major repairs without written intimation to the lessor and shall require the permission of the LESSOR for any such change.
09. The LESSEE shall, during the continuance of this lease, pay to the lessor monthly rent as fixed in Schedule A payable in advance no later than the first day of every month of the term of this Agreement along with applicable taxes i.e. Service tax etc. failing which simple interest @ 12% per month shall be payable to the LESSOR per month.
10. The Lessor shall charge the escalated lease rent as per the rates mentioned in Schedule after the passage of every 11 months from the date of coming into force of this agreement. The said schedule shall continue to be applicable to the new lease term if entered between the parties after the completion of 11months i.e. the current lease term.
11. The LESSEE shall exercise due care and caution to keep and maintain the SCHEDULED PROPERTY in good order and condition and handover the same to the lessor on expiry or termination of the lease in the exact same conditions prevalent during the handing over of the possession of the SCHEDULED PROPERTY to the LESSEE subject to normal wear and tear. The LESSEE shall keep all the internal sanitary fittings and water connections in the premises in good order and handover the same to the lessor on expiry or termination of the lease in the exact same conditions prevalent during the handing over of the possession of the SCHEDULED PROPERTY to the LESSEE subject to normal wear and tear.
13. The LESSEE shall not make any editions or modifications to the exterior of the SCHEDULED PROPERTY which might impair the architectural structure of the building.
14. The LESSEE shall not bear any liability for damage to the SCHEDULED PROPERTY on account of an act of God (such as, but not limited to, fires, explosions, earthquakes, droughts, tidal waves and floods); war, hostilities (whether war be declared or not), invasion, act of foreign enemies, mobilization, requisition or embargo; rebellion, revolution, insurrection, or military or usurped power, or civil war; contamination by radio-activity from any nuclear fuel, or from any nuclear waste from the combustion of nuclear fuel, radioactive toxic explosive, or other hazardous properties of any explosive nuclear assembly or nuclear component of such assembly; acts or threats of terrorism. The lease agreement in these instances can be terminated by either party by giving a notice as per the terms and conditions set out in this agreement.

For and on behalf of _____



रवि किरण (सिपिल)
एम.पी.एल., रायगढ़ शे.

For and on behalf of _____

15. The LESSEE agrees that during the period of lease, the lessor and their duly authorized agents will have the right to enter upon the premises after giving prior notice of one business day to the LESSEE to carry out inspections of the Scheduled Property.
16. All such notices required to be served by either of the parties hereto upon the other shall be deemed to have been duly and effectively served if delivered by hand or addressed by registered A.D. Post or courier at the address more particularly stated in the SCHEDULE.
17. Both the parties hereby agree that in the event of any breach or non-performance of terms and conditions of the lease, or otherwise either party shall have right to terminate this lease by giving a written notice of 30 days to the other party without prejudice to the respective rights of each party to claim losses or liability. There upon the parties shall fulfill all obligations under the agreement till the date of such termination. It is agreed that the lessor shall be entitled to recover the cost of damages to the premises if any, except in cases where the damage which has occurred is due to the occurrences mentioned in clause 14.
18. The Lessee shall not do or attempt to do or induce any person to do any activity which will jeopardize peace and tranquility of the residents in the locality.
19. The details and contents mentioned in the annexed schedules shall form a part of the lease terms.
20. The parties to the lease rent agreement may amend the terms and conditions of the lease by mutual consent in writing in the future.
21. The parties will attempt in good faith to resolve any dispute or claim arising or in relation to this Agreement through negotiations between the authorized representatives of each of the parties with authority to settle the said dispute. However, if the dispute cannot be settled amicably within fourteen (14) days from the date on which either party has served written notice on the other, of the dispute, then the parties would irrevocably submit themselves to the exclusive jurisdiction of the Court of Law at Raigarh for the adjudication of the disputes arising under this agreement.
22. The Rent and the Services tax along with other charges, as applicable as per the attached Schedules A,B & C and shall be payable in advance on or before the 10th of each English Calendar month, failing which simple interest @ 12% per annum shall be payable by the LESSEE. All payments hereunder shall be made through NEFT to the LESSOR's account number 10511347891 (IFSC CODE- SBIN0000460), payable at SBI, Raigarh (Main Branch).

For and on behalf of _____

रावि किरण (रावि किरण)
एम.पी.सी.एल., योग्यता

For and on behalf of _____

23. THE LESSEE shall not sub-let, assign or otherwise, part with, possession of the part or whole of the Scheduled property. Under all circumstances the LESSEE shall abide by all terms and conditions applicable under this agreement including payment of lease rent, applicable taxes etc. LESSEE shall not use the premises for any immoral and/or illegal purposes.
24. It shall be the responsibility of the LESSEE to maintain all the sanitary fittings, Water and Electrical connections in working order as are pertaining to and/or related to the Scheduled property. The LESSEE shall be responsible to maintain all the Electricity fittings and other fittings in working order.
25. THE LESSEE will further be liable for damage caused to Scheduled Property or any other part of the property and the cost of the repair of the damage will have to be paid by the LESSEE to the LESSOR, unless the said damage is caused solely by an act of omission of the LESSOR. However, reasonable wear and tear and damage caused by the occurrences enumerated in clause 14 and circumstances beyond LESSEE's reasonable control are exempted. The LESSEE shall indemnify LESSOR against all losses that may be caused to the Scheduled Premises on account of LESSEE's negligence or non-diligence etc.
26. The LESSEE undertakes to conduct round the clock security of their assets and premises under the occupation of the LESSEE. Further, safety of the assets against fire, theft, robbery or similar instances shall be the responsibility of the LESSEE. Besides this the LESSEE shall furnish the LESSOR complete details of the staff and employees of the company with their designations, identity card numbers and copies of identity cards with photos for purpose of controlled entry to the building and also shall at all times indemnify the LESSOR from any unauthorized entry of any denied person or thing or vehicle to comply with the instructions of Government for national interest. Any security related check or frisking Before or after entry by security staff of LESSOR or checking of building or the Scheduled Premises leased out shall not be objected to by LESSEE to ensure complete security to life and property of employees of LESSOR as well as LESSEE.
27. The LESSLE also undertakes that no hoarding/display boards etc. shall be displayed on the exterior of the building.
28. The cost of stamping and registration of this Lease Deed or any other expense of Lease will be borne by the LESSEE. The LESSOR shall retain the original Lease Deed and LESSEE shall retain the duplicate copy thereof.
29. This Lease Deed and any exhibits attached hereto represent the entire agreement between the parties hereto and each of them will be bound thereby. Any other terms and conditions not contained herein, whether verbal or written shall be null and void.

For and on behalf of _____



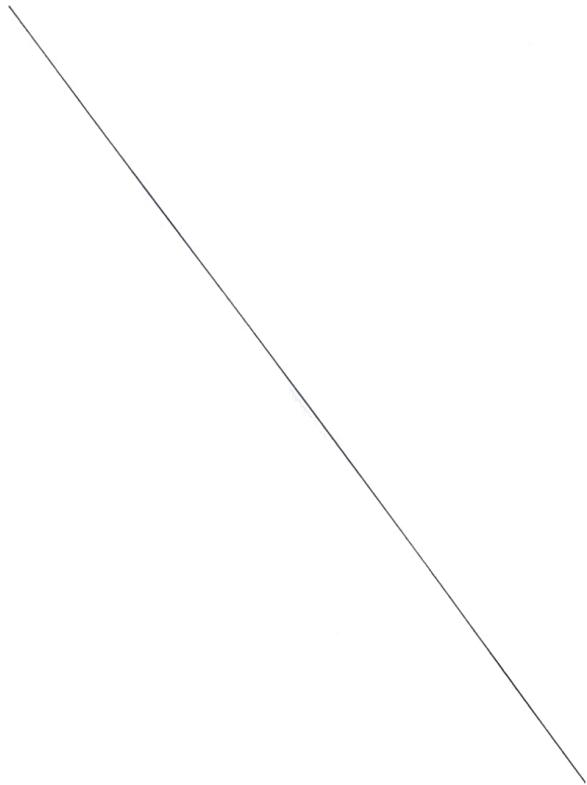
रवि किरण (रेप्रिपिल)
ए.डी.सी.एल., रायगढ़ होम

For and on behalf of _____

ANNEXURE I

SCHEDULED PROPERTY

Housing buildings and open area as mentioned below in Schedule A, B & C situated at village-Dongamahua, Tehsil – Tamnar, Raigarh (C.G) under Khasra numbers 162/2 admeasuring 0.761 Hectare, 165 admeasuring 0.571 Hectare and 166 admeasuring 0.420 Hectare totaling to an area of 1.752 Hectare (188615 Sq Ft) {Area having a road located to the north, government land to the south, government land to the east and M/s. Jindal Steel and Power Limited's Land to the west}.



For and on behalf of _____

स्टाफ आफिसर (सिविल)
एम.इ.सी.एल., रायगढ़ ट्रैक

For and on behalf of _____

SCHEDULE A,B & CSCHEDULE -A

Type of Qtr	Nos of Qtr	Sq ft.	Total Built up Area in Sq. Ft	Total built up area over the land (ground floor) in Sq Ft.	Rate per Sq Ft	Total Amount	Remarks/ Location
C	06	1575	9450	6300	Rs. 7.65/-	72292.5	JSPL Coal Mine colony
D	08	1300	10400	5200	Rs. 7.65/-	79560	JSPL Coal Mine colony
E	20	778	15560	7880	Rs. 7.65/-	119034	JSPL Coal Mine colony
F	24	668	16032	8016	Rs. 7.65/-	122644.8	JSPL Coal Mine colony
G	28	500	14000	14000	Rs. 7.65/-	107100	JSPL Coal Mine colony
S	08	500	4000	4000	Rs. 7.65/-	30600	JSPL Coal Mine colony
CLUB HOUSE	02	3375	6750	3375	Rs. 7.65/-	51637.5	JSPL Coal Mine colony
Engineering Hostel(Old)	20	400	8000	4000	Rs.10400 per month per room	208000/- with Ac	JSPL Coal Mine colony
Engineering Hostel(New)	20	400	8000	4000	Rs.10400 per month per room	208000/- with Ac	JSPL Coal Mine colony
Open Area			128594	128594	Rs. 1. 59/-	204464.46	JSPL Coal Mine colony
<u>GRAND TOTAL</u>	12,03,333/- (Twelve lakhs three thousand three hundred thirty three only)						

For and on behalf of _____

For and on behalf of _____

एस.एफ.आर.सी.एस. (संसदीय)
एम.डी.सी.एस.ल., रायगढ़ कोड

SCHEDULE -BHOSTEL DETAILS

1.	Details of Fixture and Furniture's	Two Wooden Beds with Mattresses, one no of split A/C, 02 no of Fans, 01 Mirror fitted on wall, 01 Geyser, 01 Mini fridge, 01 Two seated Sofa, 01 Table, 01 Executive Chair, 01 cupboard with lock, TV Sony with Airtel digital connection and sanitary fittings.
2.	Description of Premises	Total no of Rooms are 40 (Forty in nos.) i.e. 20 in ground floor and 20 on the 1st - floor with attached toilets with water connections. Each rooms has area admeasuring about 400Sqft.
3.	Purpose of Lease	Purely residential for bachelors.
4.	Monthly Lease Rent	Rs 10400.00 per room in INR.
5.	Cooking & House Keeping	LESSOR shall provide a Kitchen and Hall for dinning without any charge for the same. In no case will the Lessee will be allowed to cook any food in the occupied rooms. House-keeping of the rooms, surrounding area, cooking area will be in the scope of lessee.
6.	Address for serving notice to Lessor	The Executive Director, Jindal Steel & Power Limited, Kharsia Road, Raigarh -496001, Chhattisgarh, India
7.	Address for notice to Lessee	South Eastern Coalfields Limited, Chhote Atarmuda, Behind Collectorate, KeloVihar, Raigarh Area.
8.	DG Set	100% power back up shall be provided to the LESSEE
9.	Jurisdiction of Courts	Raigarh (C.G)

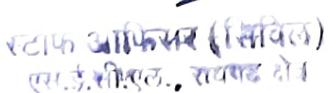
For and on behalf of _____

(टाफ अफरेसर (सिविल)
एम.ई.सी.एल., रायगढ़ क्षेत्र

For and on behalf of _____

SCHEDULE – C

1.	Type of Accommodation and Area with rate	As per Schedule A
2.	Date of commencement	Date of execution of the agreement
3.	Time / Duration of the Lease	The period of lease will start from the date of execution of this agreement for a period of 3 months if Jindal is allotted Gare Palma IV/2 & IV/3 or will continue for a period of 11 months and shall be renewed thereafter before the expiry of the lease period by the mutual written consent of both the parties.
4.	Monthly Lease Rent	To be paid by the Lessee to the Lessor. Lessee will pay the Lessor monthly rent as fixed in Schedule A payable in advance no later than the first day of every month of the term of this Agreement along with applicable taxes i.e. Service tax etc. Falling which simple interest @ 12% per month shall be payable to the LESSOR per month.
5.	Service Tax	Service Tax @ 15% or as applicable at the time of payment on or before 10th of each English calendar month shall be paid by the lessee to the lessor. Any other levy to be introduced in future and during lease period e.g. GST etc as applicable from time to time will be payable by the LESSEE on the Scheduled Property.
6.	Monthly Water Charges	Monthly water charges @ Rs 1.00 per sqft of the built up area shall be paid by the lessee to the lessor.
7.	Operational and Maintenance of Common areas of Utilities	Operational and maintenance of common areas of utilities will be done by the lessee.
8.	Repair and Maintenance of Building	Repair and Maintenance of Building will be the responsibility of the lessee.
9.	Availability of Power	Electricity Supply will be provided @ 3.5 per unit as per the sub meter and will be paid by the Lessee within 7 day of its bill being raised. The lessor will make available electricity supply to the Lessee by installation of an Electric Sub Meter. Repair/ Replacement of the Electric Sub Meter in case of damage/malfunction etc. shall be the responsibility of the LESSEE and the cost of replacement/repair shall be borne by the LESSEE.
10.	Escalation in Lease Rent	The Lease rent shall be increased by 5% after every revision of the lease period i.e. on completion of 11 months period from the date of effect of agreement onwards and immediately after the last paid rent.
11.	Payment of Corporation/ Municipal Taxes and other taxes etc.	To be borne by the LESSOR. However any levy thereby government/ Local bodies on the business, like service tax etc. or any other levy to be introduced in future and during lease period e.g. GST etc as applicable from time to time will be payable by the LESSEE on the Scheduled Property.
12.	WTP/STP and other utilities services	WTP/STP will be maintained by the LESSEE.

For and on behalf of _____

रावि किरण (रावि किरण)
एम.पी.सी.एल., रायगढ़ दो।

For and on behalf of _____

IN WITNESS WHEREOF the parties hereto have subscribed their hands on the _____ day of _____, 2022.

Signed, Sealed & Delivered

Signed, Sealed & Delivered

By the said

स्टाफ आ०फिसर (सिपिल)
एस.डी.सी.एल., रायगढ़ धोन

For and on behalf of _____

By the said

For and on behalf of _____

In presence of

In presence of

1. P. P. Dewangan, Dy Mgr.(c), ANB, 1.

2. Sewak Ram Sekhri C#F-1, 2.

For and on behalf of _____

स्टाफ आ०फिसर (सिपिल)
एस.डी.सी.एल., रायगढ़ धोन

For and on behalf of _____

SCHEDULE – C

1.	Type of Accommodation and Area with rate	As per Schedule A
2.	Date of commencement	Date of execution of the agreement
3.	Time / Duration of the Lease	The period of lease will start from the date of execution of this agreement for a period of 3 months and shall be renewed thereafter before the expiry of the lease period by the mutual written consent of both the parties.
4.	Monthly Lease Rent	To be paid by the Lessee to the Lessor. Lessee will pay the Lessor monthly rent as fixed in Schedule A payable in advance no later than the first day of every month of the term of this Agreement along with applicable taxes i.e. Service tax etc. Falling which simple interest @ 12% per month shall be payable to the LESSOR per month.
5.	Service Tax	Service Tax @ 15% or as applicable at the time of payment on or before 10th of each English calendar month shall be paid by the lessee to the lessor. Any other levy to be introduced in future and during lease period e.g. GST etc as applicable from time to time will be payable by the LESSEE on the Scheduled Property.
6.	Monthly Water Charges	Monthly water charges @ Rs 1.00 per sqft of the built up area shall be paid by the lessee to the lessor.
7.	Operational and Maintenance of Common areas of Utilities	Operational and maintenance of common areas of utilities will be done by the lessee.
8.	Repair and Maintenance of Building	Repair and Maintenance of Building will be the responsibility of the lessee.
9.	Availability of Power	Electricity Supply will be provided @ 3.5 per unit as per the sub meter and will be paid by the Lessee within 7 days of its bill being raised. The lessor will make available electricity supply to the Lessee by installation of an Electric Sub Meter. Repair/ Replacement of the Electric Sub Meter in case of damage/malfunction etc. shall be the responsibility of the LESSEE and the cost of replacement/repair shall be borne by the LESSEE.
10.	Escalation in Lease Rent	The Lease rent shall be increased by 5% after every revision of the lease period i.e. on completion of 3 months period from the date of effect of agreement onwards and immediately after the last paid rent.
11.	Payment of Corporation/ Municipal Taxes and other taxes etc.	To be borne by the LESSOR. However any levy thereby government/ Local bodies on the business, like service tax etc. or any other levy to be introduced in future and during lease period e.g. GST etc as applicable from time to time will be payable by the LESSEE on the Scheduled Property.
12.	WTP/STP and other utilities services	WTP/STP will be maintained by the LESSEE.

For and on behalf of _____

For and on behalf of _____

07. The LESSOR shall provide the LESSEE with the facilities more particularly described in the schedule A, B and C at the charges mentioned in the said schedules. It is agreed by both the parties that the provisions applicable to both the parties as per this agreement is an integral part of the usage of the premises and not severable from the agreement.

08. The LESSEE shall not undertake any structural changes to the premises or effect major repairs without written intimation to the lessor and shall require the permission of the LESSOR for any such change.

09. The LESSEE shall, during the continuance of this lease, pay to the lessor monthly rent as fixed in Schedule A payable in advance no later than the first day of every month of the term of this Agreement along with applicable taxes i.e. Service tax etc. failing which simple interest @ 12% per month shall be payable to the LESSOR per month.

10. The Lessor shall charge the escalated lease rent as per the rates mentioned in Schedule after the passage of every 3 months from the date of coming into force of this agreement. The said schedule shall continue to be applicable to the new lease term if entered between the parties after the completion of 3 months i.e. the current lease term.

11. The LESSEE shall exercise due care and caution to keep and maintain the SCHEDULED PROPERTY in good order and condition and handover the same to the lessor on expiry or termination of the lease in the exact same conditions prevalent during the handing over of the possession of the SCHEDULED PROPERTY to the LESSEE subject to normal wear and tear. The LESSEE shall keep all the internal sanitary fittings and water connections in the premises in good order and handover the same to the lessor on expiry or termination of the lease in the exact same conditions prevalent during the handing over of the possession of the SCHEDULED PROPERTY to the LESSEE subject to normal wear and tear.

13. The LESSEE shall not make any editions or modifications to the exterior of the SCHEDULED PROPERTY which might impair the architectural structure of the building.

14. The LESSEE shall not bear any liability for damage to the SCHEDULED PROPERTY on account of an act of God (such as, but not limited to, fires, explosions, earthquakes, droughts, tidal waves and floods); war, hostilities (whether war be declared or not), invasion, act of foreign enemies, mobilization, requisition or embargo; rebellion, revolution, insurrection, or military or usurped power, or civil war; contamination by radio-radio-activity from any nuclear fuel, or from any nuclear waste from the combustion of nuclear fuel, radioactive toxic explosive, or other hazardous properties of any explosive nuclear assembly or nuclear component of such assembly; acts or threats of terrorism. The lease agreement in these instances can be terminated by either party by giving a notice as per the terms and conditions set out in this agreement.

For and on behalf of

For and on behalf of

WHEREAS

THE LESSON is absolute owner and in possession of the housing property and open area situated at village Dongamahua, Tehsil-Tamnar, Raigarh (CG) under Khasra numbers 162/2 admeasuring 0.761 Hectare, 165 admeasuring 0.571 Hectare and 166 admeasuring 0.420 Hectare totaling to an area of 1.752 Hectare (188415 Sq Ft) {Area having a road located to the north, government land to the south, government land to the east and M/s Jindal Steel and Power Limited's Land to the west}, which is better described in the **Annexure I** annexed to this agreement, hereinafter referred to as "SCHEDULED PROPERTY" which is located outside the mining lease area of the mines that is in the custody of SECL, as certified by M/s JSPL as per their letter No. JSPL/TMR/ 2016-17/260 dated 18.01.2017 enclosed as Annexure II. The LESSOR (JSPL) is desirous of giving the said scheduled property on lease and the LESSEE (SECL) is desirous of taking on lease the said scheduled property and the parties herein have agreed on the terms & conditions governing the lease which are detailed as hereunder:

TERMS AND CONDITIONS:

NOW THEREFORE THIS DEED WITNESSES that in pursuance of this agreement and in consideration of the rent herein reserved, the LESSOR hereby grants possession of the said premises by way of lease, to the LESSEE together with all easements appertaining thereto on the following terms and conditions:

01. The parties hereto agree to comply and abide by the terms and conditions which are detailed herein and in the attached Schedule A, B and C which also form part of the agreement.
02. The LESSOR is the absolute owner and possessor of the SCHEDULED PROPERTY and is having full and unfettered rights to lease the same or any portion thereof.
03. The SCHEDULED PROPERTY is free from all encumbrances, charges, mortgages or litigation, injunction, attachments in favour of any third party.
04. The LESSEE agrees to use the scheduled premises solely for residential purpose/ temporary accommodation of its employees solitarily on payment of the agreed lease rent as mentioned in the terms and conditions contained herein.
05. Subject to the fulfillment of the respective mutual obligations of the parties contained in this lease agreement the LESSEE shall enjoy quiet, peaceful and uninterrupted enjoyment and use of the Scheduled Property.
06. The period of lease will start from the date of execution of this agreement for a period of 3 months and shall be renewed thereafter before the expiry of the lease period by the mutual written consent of both the parties.

For and on behalf of _____

For and on behalf of _____

SCHEDULE – C

1.	Type of Accommodation and Area with rate	As per Schedule A
2.	Date of commencement	Date of execution of the agreement
3.	Time / Duration of the Lease	The period of lease will start from the date of execution of this agreement for a period of 3 months and shall be renewed thereafter before the expiry of the lease period by the mutual written consent of both the parties.
4.	Monthly Lease Rent	To be paid by the Lessee to the Lessor. Lessee will pay the Lessor monthly rent as fixed in Schedule A payable in advance no later than the first day of every month of the term of this Agreement along with applicable taxes i.e. Service tax etc. Falling which simple interest @ 12% per month shall be payable to the LESSOR per month.
5.	Service Tax	Service Tax @ 15% or as applicable at the time of payment on or before 10th of each English calendar month shall be paid by the lessee to the lessor. Any other levy to be introduced in future and during lease period e.g. GST etc as applicable from time to time will be payable by the LESSEE on the Scheduled Property.
6.	Monthly Water Charges	Monthly water charges @ Rs 1.00 per sqft of the built up area shall be paid by the lessee to the lessor.
7.	Operational and Maintenance of Common areas of Utilities	Operational and maintenance of common areas of utilities will be done by the lessee.
8.	Repair and Maintenance of Building	Repair and Maintenance of Building will be the responsibility of the lessee.
9.	Availability of Power	Electricity Supply will be provided @ 3.5 per unit as per the sub meter and will be paid by the Lessee within 7 day of its bill being raised. The lessor will make available electricity supply to the Lessee by installation of an Electric Sub Meter. Repair/ Replacement of the Electric Sub Meter in case of damage/malfunction etc. shall be the responsibility of the LESSEE and the cost of replacement/repair shall be borne by the LESSEE.
10.	Escalation in Lease Rent	The Lease rent shall be increased by 5% after every revision of the lease period i.e. on completion of 3 months period from the date of effect of agreement onwards and immediately after the last paid rent.
11.	Payment of Corporation/ Municipal Taxes and other taxes etc.	To be borne by the LESSOR. However any levy thereby government/ Local bodies on the business, like service tax etc. or any other levy to be introduced in future and during lease period e.g. GST etc as applicable from time to time will be payable by the LESSEE on the Scheduled Property.
12.	WTP/STP and other utilities services	WTP/STP will be maintained by the LESSEE.

For and on behalf of _____

For and on behalf of _____

WHEREAS

THE LESSOR is absolute owner and in possession of the housing property and open area situated at village Dongamahua, Tehsil-Tamnar, Raigarh (CG) under Khasra numbers 162/2 admeasuring 0.761 Hectare, 165 admeasuring 0.571 Hectare and 166 admeasuring 0.420 Hectare totaling to an area of 1.752 Hectare (188415 Sq Ft) {Area having a road located to the north, government land to the south, government land to the east and M/s Jindal Steel and Power Limited's Land to the west}, which is better described in the Annexure I annexed to this agreement, hereinafter referred to as "SCHEDULED PROPERTY" which is located outside the mining lease area of the mines that is in the custody of SECL, as certified by M/s JSPL, as per their letter No. JSPL/TMR/ 2016-17/260 dated 18.01.2017 enclosed as Annexure II. The LESSOR (JSPL) is desirous of giving the said scheduled property on lease and the LESSEE (SECL) is desirous of taking on lease the said scheduled property and the parties herein have agreed on the terms & conditions governing the lease which are detailed as hereunder:

TERMS AND CONDITIONS:

NOW THEREFORE THIS DEED WITNESSES that in pursuance of this agreement and in consideration of the rent herein reserved, the LESSOR hereby grants possession of the said premises by way of lease, to the LESSEE together with all easements appertaining thereto on the following terms and conditions:

01. The parties hereto agree to comply and abide by the terms and conditions which are detailed herein and in the attached Schedule A, B and C which also form part of the agreement.
02. The LESSOR is the absolute owner and possessor of the SCHEDULED PROPERTY and is having full and unfettered rights to lease the same or any portion thereof.
03. The SCHEDULED PROPERTY is free from all encumbrances, charges, mortgages or litigation, injunction, attachments in favour of any third party.
04. The LESSEE agrees to use the scheduled premises solely for residential purpose/ temporary accommodation of its employees solitarily on payment of the agreed lease rent as mentioned in the terms and conditions contained herein.
05. Subject to the fulfillment of the respective mutual obligations of the parties contained in this lease agreement the LESSEE shall enjoy quiet, peaceful and uninterrupted enjoyment and use of the Scheduled Property.
06. The period of lease will start from the date of execution of this agreement for a period of 3 months and shall be renewed thereafter before the expiry of the lease period by the mutual written consent of both the parties.

For and on behalf of

For and on behalf of