

Document No.

1178-12023

Provision



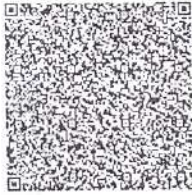
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सत्यमेव जयते

Certificate No.	: IN-DL23240306921125T
Certificate Issued Date	: 14-Sep-2021 02:26 PM
Account Reference	: IMPACC (IV)/ dl979703/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL23240306921125T
Purchased by	: SREE VARAAHA INFRA DEVELOPERS PRIVATE LIMITED
Description of Document	: Article 35(vi) Lease upto 100 years
Property Description	: RAILWAY LAND AT CHIKALGUDA AND RIFLE RANGE RAILWAY COLONIES, SECUNDERABAD
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAIL LAND DEVELOPMENT AUTHORITY
Second Party	: SREE VARAAHA INFRA DEVELOPERS PRIVATE LIMITED
Stamp Duty Paid By	: SREE VARAAHA INFRA DEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below this line

LEASE AGREEMENT

This LEASE AGREEMENT ("Lease Agreement") No. RLDA/2021/LA/57 dated 16.09.2021 is entered into at New Delhi by and between:

1. Rail Land Development Authority, a statutory authority constituted under the Railways (Amendment) Act, 2005 (No 47 of 2005) having its office at Unit-702/B, 7th Floor, Konnectus Tower-II, DMRC Building, Bhavbhuti Marg, New Delhi-110002 (hereinafter referred to as "RLDA", which expression shall, unless repugnant to or inconsistent with the context mean and include its successors and permitted assigns) represented herein through **Mr. Nirmal Singh Negi, Joint General Manager/Planning-I**

Statutory Alert:

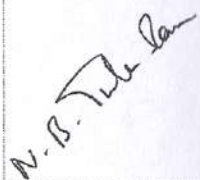
- The authenticity of this Stamp certificate should be verified at www.shelastamp.com or using e-Stamp Mobile App or Click to Read Any discrepancy in the details on this Certificate and as available on the website / Mobile App readers it is void.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

Presentation Endorsement:

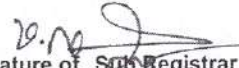
Presented in the Office of the Sub Registrar, Maredpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1334000/- paid between the hours of _____ and _____ on the 12th day of JAN, 2022 by Sri Dmrc

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address
1	LE		 M V V SATYANARYANA [1605-1-2022-111]	M V V SATYANARYANA[R]SREE VARAAHA INFRA DEVELOPERS PRIVATE LIMITED 6-136/5A MEHER NIVAS BALARAM COLONY NEAR SP COLLEGE WAKLER TOWN STREET NO 10 PADMARAO NAGAR, SECUNDERABAD
2	LR		 NIRMAL SINGH NEGI [R] [1605-1-2022-111]	NIRMAL SINGH NEGI[R]RLDA A-137A SECTOR 44 LAJPAT NAGAR SAHIBABAD PASNODHAGHAZIABAD, UP

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 N TULASI RAM::12/01/22 [1605-1-2022-111]	N TULASI RAM SEC BAD	
1		 SHAKEEL AHMED::12/01/22 [1605-1-2022-111]	SHAKEEL AHMED SEC BAD	

12th day of January, 2022


Signature of Sub Registrar
Maredpally

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6868 Name: Nirmal Singh Negi	S/O Shri R S Negi, Sahibabad, Ghaziabad, Uttar Pradesh, 201005	
2	Aadhaar No: XXXXXXXX1250 Name: Mandavilli Veera Venkata Satyanarayana	S/O Shri Mandavilli Mutyala Rao, Secunderabad, Hyderabad, Andhra Pradesh, 500025	

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Bk - 1, CS No 111/2022 & Doct No 1 of 37 Sub Registrar Maredpally
17.1.2022

the Authorized Signatory, as authorized vide Office Order No. 23 of 2021 dated 20.08.2021 of the **FIRST PART**;

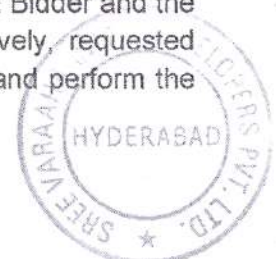
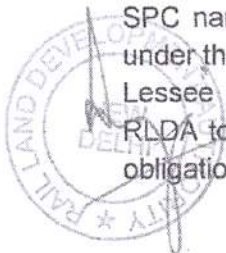
AND

2. **M/s SREE VARAAHA INFRA DEVELOPERS PRIVATE LIMITED**, an SPC incorporated under the Companies Act, 2013 and having its registered office at 6 1 136/3, Mehar Ratna Complex, Balram, Colony Padmarao Nagar, Hyderabad, Hyderabad, Telangana, India – 500025 (hereinafter referred to as the "**Lessee**", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented herein through **Shri M.V.V. Satyanarayana** the Authorized Signatory, as authorized vide Board Resolution dated **18.08.2021** of the **SECOND PART**.

(Each of the parties of the **FIRST** and **SECOND** parts are hereinafter, as the context may admit or require, individually referred to as a "**Party**" and collectively as the "**Parties**").

WHEREAS

- A. RLDA is a statutory authority constituted under the Railways (Amendment) Act, 2005 (No 47 of 2005) with the obligation, *inter alia*, of development on Railway Land for commercial use, entrusted to it by the Central Government (Ministry of Railways) for the purpose of generating revenue (required by Railways for up gradation / maintenance of its network) by non – tariff measures.
- B. RLDA intends to undertake Development over a land area of **11.98 Acres** (approx) and Redevelopment of Railway Colony in **4.69 Acre** approx. (**Total area 16.67 Acres**) at Chilkalguda & Rifle-Range Railway Colonies at Secunderabad in South Central Railway, Telangana for **99 years** as described, more particularly in **Schedule-I** (the '**Site**').
- C. As part of the proposed development of the Site, RLDA had conducted a competitive Bidding Process by inviting proposal in the form of bids (the "**Bid**") vide its Bid Notice no. **RLDA/RFP/CD/23 of 2020 dated 12.11.2020** to undertake the development of the Site, on the terms and conditions specified herein.
- D. **Shri M.V.V. Satyanarayana and Others** (the '**Selected Bidder**') was the successful bidder and was issued the Letter of Acceptance (the "**LOA**") by RLDA. **No.RLDA/2019/CRD/RFP/CKL & RR. Secunderabad/2136 dated 22.06.2021** by RLDA, communicating that the bid has been accepted for a value of **Rs.66,69,99,999/- (Rupees Sixty Six Crore Sixty Nine Lakh Ninety Nine Thousand Nine Hundred Ninety Nine Only)** towards Lease Premium to be paid to RLDA in terms of its Financial Proposal (Bid Form-12) along with mentioned Annual Lease rent & Annual License Fee.
- E. The Selected Bidder has, in accordance with the LOA, promoted and incorporated SPC namely **M/s SREE VARAAHA INFRA DEVELOPERS PRIVATE LIMITED** under the provisions of the Companies Act, 2013 and the Selected Bidder and the Lessee have, by their letters/e-mails dated **18.08.2021** respectively, requested RLDA to accept the Lessee as the entity, which shall undertake and perform the obligations and enjoy the rights as specified herein.



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	500	0	13340500	0	0	0	13341000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1334000	0	0	0	1334000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	500	0	14675500	0	0	0	14676000

Rs. 13340500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1334000/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through E-Challan/BC/Pay Order No. 279AGU110122 dated, 11-JAN-22 of, SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 14675500/-, DATE: 11-JAN-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6927705996427, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 6927705996427, REMITTER NAME: M V V SATYANARAYANA, EXECUTANT NAME: RAILWAY LAND DEVELOPMENT AUTHORITY, CLAIMANT NAME: SREE VRAAHA INFRA DEVELOPERS PVT LTD).

Date:

12th day of January, 2022

Signature of Registering Officer

Maredpally

Note: — This document admitted to registration as per instructions issued in the Government Memo NO. 8009/Regn-I/2023 Dated 29-03-2023 communicated vide C & Z.G.R & S. Hyderabad MV/347/2023 Dt. 13-04-2023. communicated under Joint Registrar, Hyderabad endorsement NO. EMP/05/2414/2023 Dt. 17-04-2023.

Registered Document No: 1178/2023
of 2023 (1945) SE of Book/

the Identification Number
1605-J-1178/2023 for scanning

Date 18/4/2023

V. KENUGA
Registered Officer
Maredpally

Copy has been registered
with the Original

Sub-Register

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F. The Selected Bidder and Lessee, in compliance of the terms and conditions of the LOA, have:

- (a) Paid to RLDA the following amount towards the lease premium and interest there on as specified in the LOA; and

Payment of Lease Premium/Interest			
Sl. No.	Date of Deposit	Transaction Details	Amount (in Rs.)
1.	18.06.2021	DD No.302334 dated 18.06.2021 deposited in the bank on 22.06.2021 and encashed on 22.06.2021 (Commitment Security)	5,00,00,000/-
2	18.08.2021	RTGS UTR No.UTIBR52021081800354032	9,00,00,000/-
	18.08.2021	RTGS UTR No.ICICR52021081800375894	12,68,00,000/-
Total Amount of Rs.26,68,00,000/- (Rupees Twenty Six Crore Sixty Eight Lakh Only)			

- (b) Deposited with RLDA a bank guarantee bond of value **Rs.3,33,50,000/- (Three Crore and Thirty Three Lakhs and Fifty Thousand Only)** no. **0183NDDG00008322** dt **13.09.2021** issued by ICICI Bank on **13.09.2021** (the "Performance Guarantee") with validity up to **15.09.2026** in the format prescribed in Bid Format No. 15 appearing in Part-III of Bid Documents. Before the release of Performance Guarantee, bank Guarantee equivalent to an amount of 3 years lease rent to be submitted in favour of RLDA in terms of Para 6.1 of GCLA.

G. The Lessee is desirous of acquiring lease rights over the Site for the purposes of conceptualizing, designing, financing, construction, marketing, leasing, operating and maintaining the Assets upon the Site.

H. RLDA has agreed to grant to the Lessee, the lease rights and other rights in the Site and licence and right to access the Redevelopment Land for designing, financing, constructing and vesting of the Redevelopment Assets subject to the fulfillment of the Conditions Precedent and upon the fulfillment of the other obligations of the Lessee as contained herein in accordance with the terms and conditions of this Lease Agreement.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Lease Agreement and related Lease Documents (the receipt and adequacy of which are hereby mutually acknowledged), the Parties, with the intent to be legally bound, hereby agree to the terms and conditions specified herein:

1. RLDA grants to the Lessee, the Site on lease for a period of 99 years from the effective date i.e., up to **15th Day of September 2121** on the terms and conditions contained in the following documents which shall be deemed to form a part of this Lease Agreement:

- The Letter of Acceptance dated **22.06.2021**;
- Bid Documents RLDA/RFP/CD-23 of 2020 read with Corrigendum/Addendum;
- Following constituent documents as tabulated below will form integral part of this Lease Agreement.

For Sree Varaaha Infra Developers Pvt. Ltd.,

[Signature]
Director

