



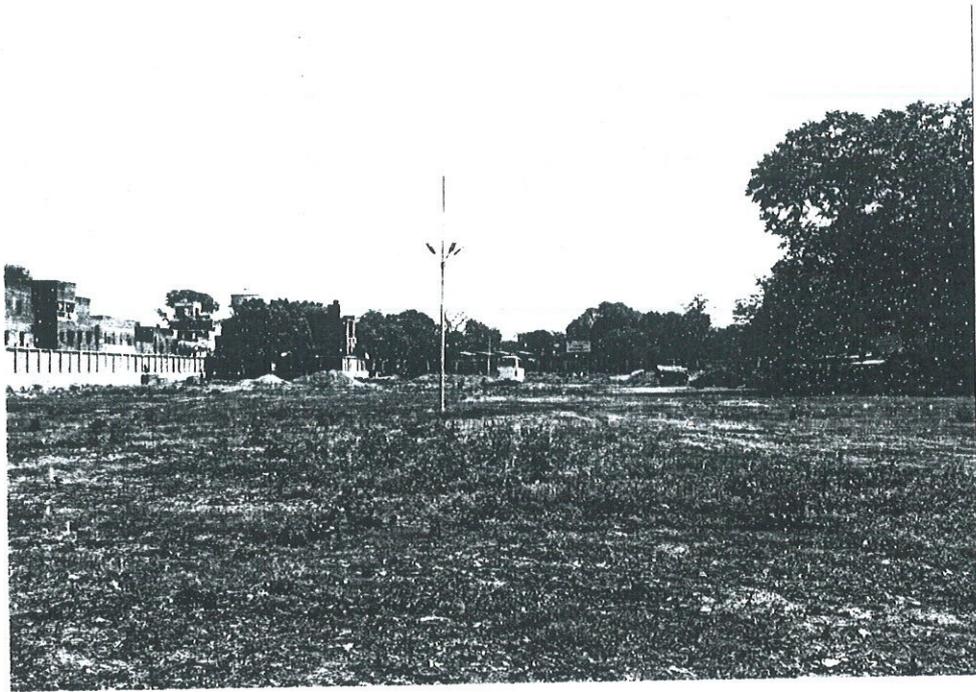
3007
 2023

प्रतिवेकता अथवा प्रार्थना द्वारा रखा जाने वाला
 अनुसंधानक प्रथम प्रथम नमूना 2023227010597
 आवेदन संख्या : 202300821022889
 लेख या प्रार्थना पर प्रस्ताव करने का दिनांक 2023-03-28 00:00:00
 प्रस्तावकर्ता या प्रार्थना का नाम सतीश शीवास्कर
 लेख का प्रकार पत्रा लेख(30 वर्ष से
 प्रतिफल की धरणा 494296180 / 508343000.00
 1. रजिस्ट्रेशन शुल्क 5083430
 2. प्रतिवेकता शुल्क 3520
 3. निरीक्षण या तलाश शुल्क
 4. प्रस्ताव के अधिग्रहण करने लिए शुल्क
 5. कमीशन शुल्क
 6. लेख
 7. यात्रा भत्ता
 1 से 6 तक का योग 5086950
 शुल्क भुगतान करने का दिनांक 2023-03-28 00:00:00
 दिनांक अब लेख प्रतिवेकता या तलाश
 प्रमाण पर वापस करने के लिए तैयार होगा 2023-03-28 00:00:00
 रजिस्ट्रेशन अधिकाारी के हस्ताक्षर

PHOTOGRAPH

Railway Land measuring 31379.14 Sq.mt. situated at Part of Plot

No.4, Mill Road, Aishbagh, Lucknow

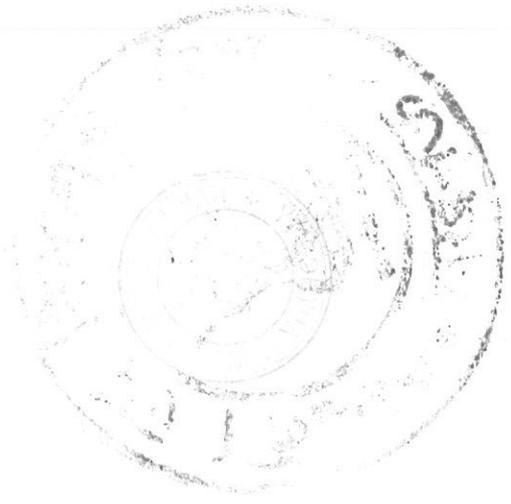


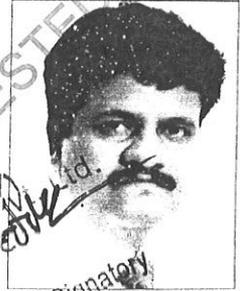
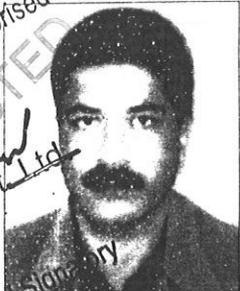
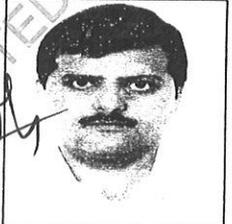
LESSOR

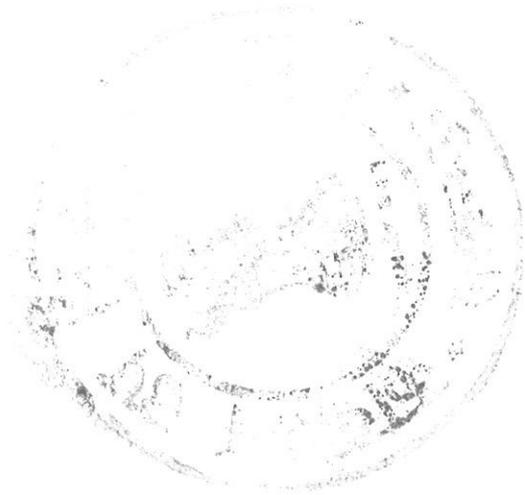
For NSSL Infra Pvt. Ltd.

Authorised Signatory

LESSEE



सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	7
					Rail Land Development Authority Through its Authorised representative	
					M/s NSSN INRA Private Limited Through its Directors 1- SATISH SRIVASTAVA 2- SURENDRA KR. SONI	 
					Mahendra Kumar Pandey son of Ram Singh Pandey	
					Santosh Srivastava son of Narain Srivastava	





भारत सरकार
Government of India



जगमोहन सी लाम्बा
Jagmohan C Laamba
जन्म तिथि/DOB: 01/07/1966
पुरुष/ MALE

5687 6774 0345

VID : 9182 8957 8312 0069

भेरा आभार, भेरी पहचान



ATTACHED



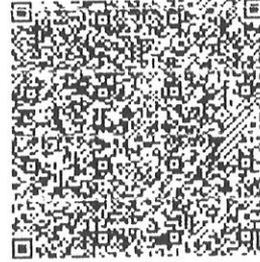




ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAGCN6630A

नाम / Name NSSN INFRA PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation 27/08/2019



Signature Not
Verified

Digitally signed by Income Tax
PAN Services Unit, NSDL
eGovernance
Date: 2019.08.27 12:55:24
GMT+05:30
Reason: NSDL ePAN Sign
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कर्दाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग का सहायक दस्तावेज है, जिसमें करा के भुगतान, आकलन, करा मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक दस्तावेजों का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेम के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ में)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000 एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card" सहायक पैन कार्ड में एनहांसड क्वोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए, कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

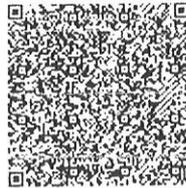


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAGCN6630A

नाम / Name
NSSN INFRA PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
27/08/2019



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

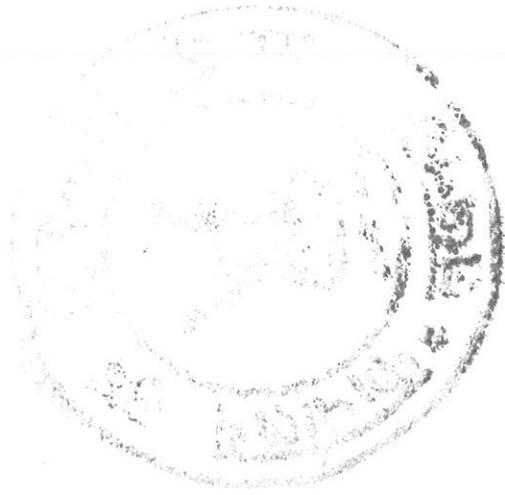
If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details

For NSSN Infra Private Ltd.
Authorised Signatory



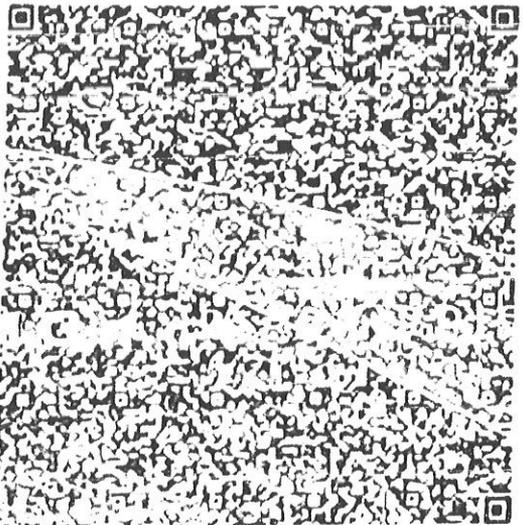


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
चमन लाल लंबा, 257/2/ए, रेलवे ऑफिसर्स एकादे, रेलवे
अस्पताल, पी के मार्ग, नई दिल्ली जी.पी.ओ., नई दिल्ली,
दिल्ली - 110001

Address:
S/O Chaman Lal Lamba, 257/2/a, Railway
Officers Enclave, Railway Hospital, P K Road,
New Delhi G.P.O., New Delhi,
Delhi - 110001



5687 6774 0345

VID : 9182 8957 8312 0015

1847

Help @ uidai.gov.in

www.uidai.gov.in





भारत सरकार
GOVERNMENT OF INDIA



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पता: [Faint text]
[Faint text]

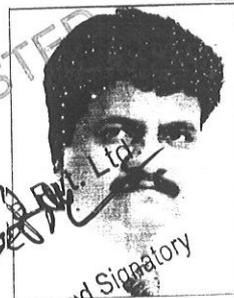


6660 7025 3102

आधार - आम आदमी का अधिकार

ATTESTED

For [Signature] Ltd.
Authentic and Signatory



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: [Faint text]
[Faint text]

www



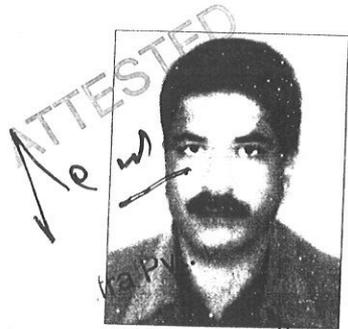
9005 9412 9140
Government of India



Secretary
Ministry of Home Affairs
New Delhi

9005 9412 9140

SECRET



Authorised Sign

Secretary
Ministry of Home Affairs

9005 9412 9140



Secretary
Ministry of Home Affairs





भारत सरकार
Government of India



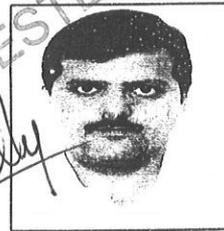
नाम: [Name]
पता: [Address]
मोबा. नं.: [Mobile No.]
ए.डी. नं.: [Aadhaar No.]



6248 1630 4051

मेरा आधार, मेरी पहचान

ATTESTED
[Signature]



एन.डी.ए.आई. प्रा. लि.
Unique Identification Authority of India

पता: [Address]
मोबा. नं.: [Mobile No.]
ए.डी. नं.: [Aadhaar No.]
वेब: [Website]

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www.uda.gov.in





भारत सरकार
GOVERNMENT OF INDIA

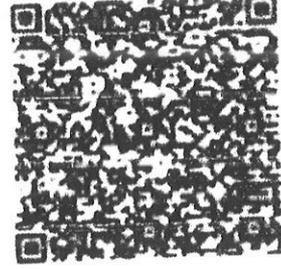


सन्तोष श्रीवास्तव

Santosh Srivastava

जन्म वर्ष / Year of Birth 1976

पुरुष / Male



6726 9611 4107

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O जय नारायण श्रीवास्तव,

सी-४३४३, राजाजीपुरम, लखनऊ, उत्तर

प्रदेश, 226017

Address: S/O Jay Narain

Srivastava, C-4343, Rajajipuram,

Lucknow, Uttar Pradesh, 226017



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No 1947,
Bengaluru-560 001



1. Name of Office: SUB REGISTRAR, LUCKNOW
2. Date of Presentation: 28/03/2023
3. Date of Execution: 28/03/2023
4. Name of the Lessor: **RAIL LAND DEVELOPMENT AUTHORITY** (RLDA), a Statutory Authority constituted under the Railways (Amendment) Act, 2005 (No. 47 of 2005) having its office at Unit No.702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, Delhi-110002 (hereinafter referred to as the "LESSOR" or the "RLDA", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) through its authorised representative Shri Jagmohan C. Laamba son of Chaman Lal Lamba resident of 257/2/A, Railway Officer's Enclave, Railway Hospital, P.K. Road, New Delhi GPO, New Delhi-110001, DGM/P-3, as authorised vide Letter No. RLDA/2018/Commercial/BD/Aishbagh,Lucknow/Part-IV(67) dated 27/03/2023
PAN: AAAGR0030G
Jagmohan C. Lamba
Aadhaar No. xxxx xxxx 0345
Ph: 7678149900



For NSSF Infra Pvt. Ltd.
Authorised Signatory



5. Name of the Lessee: **M/S. NSSN INFRA PRIVATE LIMITED**, a company incorporated under the Companies Act, 2013 and having its registered office at 93-N, Pinki Apartment, Dalibagh, Lucknow-226001 (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 its directors
PAN : AAGCN6630A (M/S NSSN INFRA PRIVATE LIMITED)

1. Satish Srivastava

Aadhaar No.xxxx xxxx 3102

Ph: 9935580008

2. Surendra Kumar Soni

Aadhaar No.xxxx xxxx 9140

Ph: 9721456601

6. Nature of Document: **LEASE DEED**
7. Lease Period: **98 Years 11 Months 03 Days**
w.e.f. **28/11/2019:**
8. Lease Premium Amount: **Rs. 47,57,39,673/-**
9. Annual Rental: **Rs. 1,00,000/-**



For NSSN Infra Pvt. Ltd.
Authorised Signatory

Now



DETAILS OF PROPERTY

10. Place: LUCKNOW
11. Description of Leased Property: Railway Land measuring 31379.14 Sq.mt. situated at Part of Plot No.4, Mill Road, Aishbagh, Lucknow
- Bounded by:
- East Road 10 Ft. wide
- West RLDA Land than Road
- North Chitta Khera
- South: RLDA Land than Road

DETAILS OF PAYMENT OF STAMP DUTY

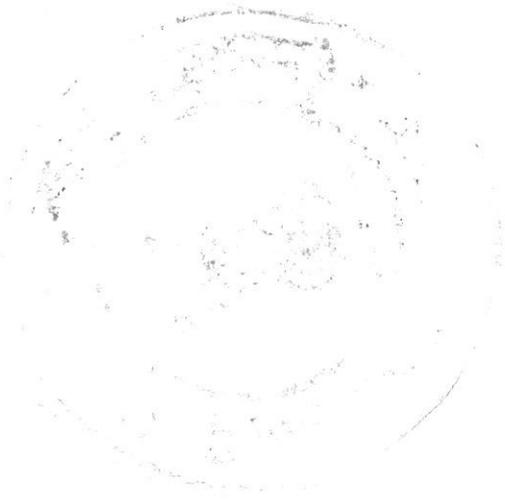
12. Circle Rate Rs. 16200/- per Sq.Mt.
13. Total Value as per Circle Rate Rs. 50,83,42,068/-
14. Lease Premium Amount: Rs. 47,57,39,673/-
15. Annual Rental Value: Rs. 1,00,000/-
16. Total Rental Value: Rs. 1,85,56,507/-
17. Total Consideration [Lease Premium + Total Rental Value] Rs. 49,42,96,180/-



For NSSF Infra Pvt. Ltd.
Authorised Signatory

[Handwritten Signature]

[Handwritten Signature]



18. Stamp Duty @ 7%	Rs. 3,55,84,100/-
19. Total Stamp Duty paid	Rs. 3,55,84,100/-

Note: The Stamp Duty paid i.e. Rs. 3,55,84,100/- over this Lease Deed has been paid through e-stamp Certificate bearing No.IN-UP71146296260318V dated 28-03-2023

Note: The stamp duty is being paid on total consideration which is higher than the circle rate value of the subject matter land.



For NSSN Infra Pvt. Ltd.
Authorised Signatory

Now



This Lease Deed is executed at Lucknow on this 28th day of
March, 2023

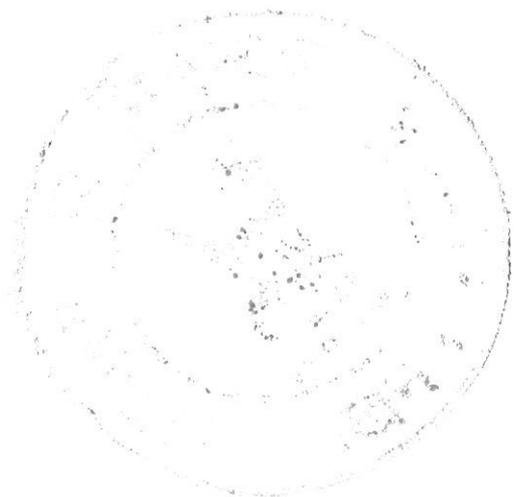
BY AND BETWEEN

RAIL LAND DEVELOPMENT AUTHORITY (RLDA), a
Statutory Authority constituted under the Railways (Amendment)
Act, 2005 (No. 47 of 2005) having its office on 7th Floor, Unit No.
702-B, DMRC Building Ajmeri Gate New Delhi (hereinafter
referred to as the “**LESSOR**” or the “**RLDA**”, which expression
shall, unless repugnant to or inconsistent with the context, mean
and include its successors and permitted assigns) through its
authorised representative Shri Jagmohan C. Laamba son of Chaman
Lal Lamba resident of 257/2/A, Railway Officer's Enclave, Railway
Hospital, P.K. Road, New Delhi GPO, New Delhi-110001,
DGM/P-3, as authorised vide Letter No. RLDA/2018/
Commercial/BD/Aishbagh,Lucknow/Part-IV(67) dated 27/03/2023



For NSSF Infra Pvt. Ltd.

Authorised Signatory



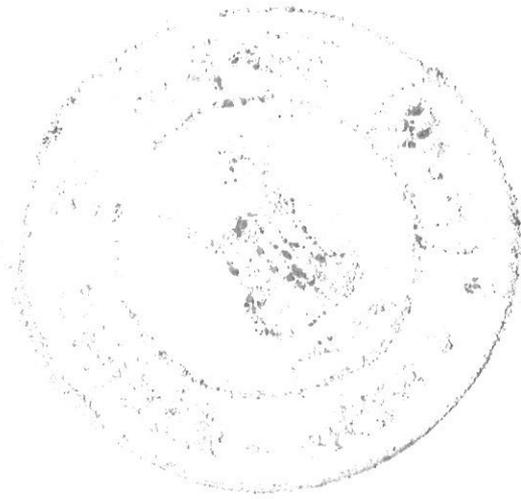
AND

M/S. NSSN INFRA PRIVATE LIMITED, a company incorporated under the Companies Act, 2013 (18 of 2013) and having its registered office at 93-N, Pinki Apartment, Dalibagh, Lucknow-226001 (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 its director Satish Srivastava son of Late Jai Narayan Srivastava resident of C-4343, Rajajipuram, Lucknow-226017, U.P. and Surendra Kumar Soni son of Ram Lal Soni resident C-351, Rajajipuram, Awas Vikas Colony, Lucknow-226017, U.P. authorised vide Board Resolution dated 17/09/2019.

Subject: Re-Execution of Lease Agreement No. RLDA/2019/LA/41 dated 28/11/2019 for Residential development of approx. 3.54 Ha. of Railway Land at Aishbagh, Lucknow for 99 years between Rail Land Development Authority and SPC- M/s. NSSN INFRA Private Limited and Supplementary Lease Agreement No. RLDA/2019/LA/41 dated 22/11/2022 for Residential development of 31379.14 Sq.mt. Railway Land at Aishbagh, Lucknow for 99 years between Rail



For NSSN Infra Pvt. Ltd.
Authorised Signatory



Land Development Authority and SPC M/s. NSSN INFRA Private Limited and Letter No.RLDA/2018/Commercial/BD/Aishbagh, Lucknow/Part-IV(67) dated 24/03/2023 for Registration of Lease Agreement.

1. THAT a Lease Agreement bearing No RLDA/2019/LA/41 was executed between Rail Land Development Authority (the Lessor herein) and M/s. NSSN INFRA Private Limited (the lessee herein) on 28th day of November, 2019. Furthermore, the said lease agreement has to be registered before the concerned Sub-registrar office, Lucknow, wherein, the authority has intimated that the said agreement shall be re-executed to bring the said instrument within the purview of the Section 23 of the Registration Act, 1908. Thus, The Lease Agreement No. RLDA/2019/LA/41 dated 28/11/2019 is hereby re-executed this 28th day of March, 2023 and it is being illuminated forthwith that this shall have no effect upon the lease commencement date and the same shall be construed to have effect from 28/11/2019.



For NSSN Infra Pvt. Ltd.
Authorised Signatory

A handwritten signature in black ink, appearing to be 'Aow', written over the 'Authorised Signatory' text.



2. The date of execution of this Lease Agreement No RLDA/2019/LA/41 is 28/11/2019. This is an effective date under the definition of RLDA LDHB and RLDA has granted to the lessee this site on lease for a period on 98(Ninety-Eight) Years 11(Eleven)Months and 03(Three) days from the effective date, on the terms and conditions contained in Lease Agreement document being registered herewith, which shall be an integral part of this undertaking of re-execution.
3. That RLDA has provided Four Ingress and Egress entry-1, 2, 3 & 4 (18 Mt., 24 Mt., 18 Mt. and 18 Mt. wide respectively) at South side of the Leased Property.
4. The re-execution undertaking on Non judicial stamp paper has been signed for Registration of Lease Agreement purpose only on the request of the Lessee and this will not affect in any case of contractual obligations, lease period, dues and other terms and conditions of the subject lease agreement for the lessee etc.



For NSSF Infra Pvt. Ltd.
Authorised Signatory

Witnesses:

1. Name: Mahendra Kumar Pandey
S/o-Ram Sringer Pandey



R/o-601, F.I. Ganga Sagar

Apartment, Ram Tirth Marg,

Lucknow

Mob.-9621308365

Aadhaar No. xxxx xxxx 4051

2. Name: Santosh Srivastava



S/o-Jay Narain Srivastava

R/o-C-4343, Rajajipuram,

Lucknow

Mob.-8853555666

Aadhaar No. xxxx xxxx 4107



LESSOR

(RAIL LAND DEVELOPMENT AUTHORITY)

For NSSN Infra Pvt. Ltd.

LESSEE

(M/S. NSSN INFRA PRIVATE LIMITED)

Drafted By:

Mahoj Shukla

Advocate

High Court, Lucknow

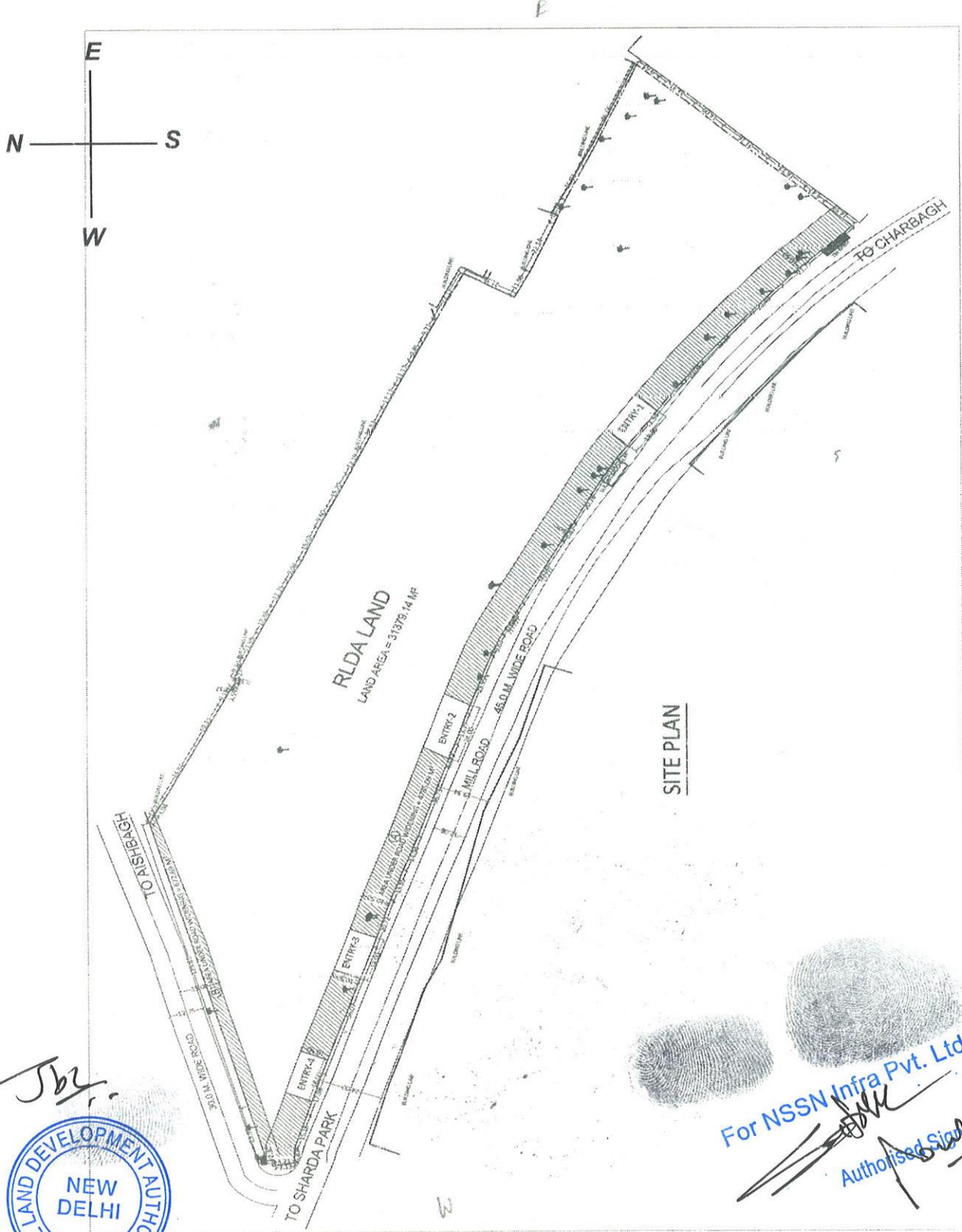
Mob.-9235774214

MAP

Railway Land measuring 31379.14 Sq.mt. situated at Part of Plot No.4, Mill Road, Aishbagh, Lucknow

Bounded by:

- East** Road 10 Ft. wide
- West** RLDA Land than Road
- North** Chitta Khera
- South:** RLDA Land than Road



LESSOR

For NSSF Infra Pvt. Ltd.
Authorised Signatory

LESSEE

आवेदन सं०: 202300821022889

बही संख्या 1 जिल्द संख्या 24933 के पृष्ठ 395 से 2142 तक क्रमांक
3007 पर दिनांक 28/03/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेन्द्र प्रसाद पाण्डेय
उप निबंधक : सदर प्रथम
लखनऊ
28/03/2023

