

LEASE AGREEMENT

**FOR RAILWAY LAND AT Pocket-F, Vibhuti Khand,
Gomti Nagar Railway Station, Gomti Nagar, Lucknow**

BY AND BETWEEN



RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railway, Govt. of India)

(Unit-702-B, 7th Floor Konnectus Tower-II, DMRC Building, Bhaybhuti Marg, Delhi-110002)

(“RLDA”)

AND

M/s LUCKNOW BUILDWELL PRIVATE LIMITED

(Plot No. 94, N.N No 22/51/A/2, Vijay Nagar, Agra-282004)

(“LESSEE”)

(Lease Agreement No. RLDA/2025/LA/03)



सत्यमेव जयते

INDIA NON JUDICIAL

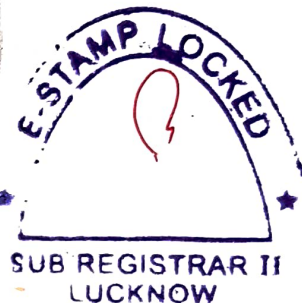
Government of National Capital Territory of Delhi

₹500

e-Stamp

₹500 ₹500 ₹500 ₹500

Certificate No. : IN-DL99451265538265X
 Certificate Issued Date : 11-Jun-2025 05:51 PM
 Account Reference : IMPACC (IV)/ dl859003/ DELHI/ DL-NWD
 Unique Doc. Reference : SUBIN-DL85900336058434176095X
 Purchased by : LUCKNOW BUILDWELL PVT LTD
 Description of Document : Article 35(vi) Lease upto 100 years
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : RAIL LAND DEVELOPMENT AUTHORITY
 Second Party : LUCKNOW BUILDWELL PVT LTD
 Stamp Duty Paid By : LUCKNOW BUILDWELL PVT LTD
 Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)



17605

सत्यमेव जयते



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IN-DL99451265538265X

LEASE AGREEMENT

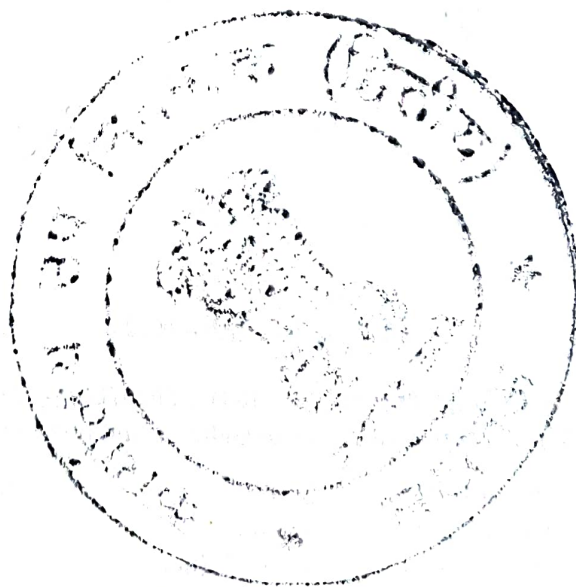
This LEASE AGREEMENT ("Lease Agreement" No. RLDA/2025/LA/83) made at 11th day of June, 2025 ("Effective Date 11.06.2025") is entered into at New Delhi by and between:

- Rail Land Development Authority**, a Statutory Authority constituted under the Railways (Amendment) Act, 2005 (No 47 of 2005) having its office Unit No.702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, 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. Pavas Yadav S/o Shri D. K. Yadav**, its **Joint General Manager/Civil/LKO**, the Authorized Signatory, as authorized vide Office Order No. **12/5/2026** dated **11/06/2025** of the **FIRST PART**;

Stamp duty Alert:

- The authenticity of this e-stamp certificate should be verified at www.e-stamp.com or using e-Stamp Mobile App of Govt. of India.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy, please inform the Competent Authority.





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AND

- ii. **M/s Lucknow Buildwell Private Limited**, a company incorporated on 30th Sep, 2024 having its registered office at Plot No. 94 N.N. No., 22/51A/2 Vijay Nagar, Agra- 282003 U.P. under the Companies Act, 2013 (18 of 2013) (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 **Mr. Nikhil Agarwal (Director)** S/o of **Shri Anil Agarwal**, its Director and Authorized signatory, as authorized vide Board Resolution dated 30.09.2024 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 Commercial Development over a land area of approximately **21215 Sqm** of Railway Land at **Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar Lucknow for 60 years with FAR of 2.0** as described, more particularly in Schedule-I of RFP Part-V-Schedule and Specifications of RLDA LDHB "(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/2024/RFP/CD-23 dated 24.06.2024** to undertake the development of the site, on the terms and conditions specified herein.
- D. **M/s Ganpati Infrastructure Development Company Limited**, Ganpati Square, Plot No 94, 2nd Floor, Old Vijay Nagar Colony, Near Police Booth, Agra-282004 (the '**Selected Bidder**') was the successful bidder and was issued the Letter of Acceptance (the "**LOA**") vide letter No. RLDA/2020/Project/Consultancy/GomtiNagar/2327 dated 18.09.2024 by RLDA.
- E. The Selected Bidder has, in accordance with the LOA, promoted and incorporated the Lessee i.e. **M/s Lucknow Buildwell Private Limited**, as a company registered under the provisions of the Companies Act, 2013 and the Selected Bidder and the Lessee have, by their letter dated 22/11/2024, requested RLDA to accept the Lessee as the entity, which shall undertake and perform the obligations and enjoy the rights as specified herein.
- F. The Lessee/Selected Bidder, in compliance of the terms and conditions of the LOA, has:
- a) **Paid to RLDA** following amount towards the 1st Installment of the Lease Premium as specified in the LOA/Schedule of payment, along with the interest for the delayed payment in the following manner:

Payment of Lease Premium/ Interest				
SN	Firm Name	Date of Deposit	Transaction Details	Amount (in Rs)
1	M/s Ganpati Infrastructure Development Company Limited	12.08.2024	NEFT payment No. "INDBN14084126202" dated 14.08.2024	1,00,00,000/-
2		25.11.2024	UTR No. PUNBR52024112515284151, Punjab National Bank	4,00,00,000/-
3		03.12.2024	UTR No. PUNBR52024120315614551, Punjab National Bank	2,00,00,000/-



12.05.2026



4	M/s Ganpati Infrastructure Development Company Limited	10.12.2024	UTR No. PUNBR52024121015897677, Punjab National Bank	2,00,00,000/-
5		12.12.2024	UTR No. PUNBR52024121215982247, Punjab National Bank	1,00,00,000/-
6		12.12.2024	UTR No. PUNBR52024121215993801, Punjab National Bank	1,00,00,000/-
7		19.12.2024	UTR No. PUNBR52024121916255933, Punjab National Bank	1,00,00,000/-
8		19.12.2024	UTR No. PUNBR52024121916275936, Punjab National Bank	2,00,00,000/-
9		20.12.2024	UTR No. PUNBR52024122016311911, Punjab National Bank	1,00,00,000/-
10		27.12.2024	UTR No. PUNBR52024122716585317, Punjab National Bank	1,00,00,000/-
11			18.01.2025	UTR No. PUNBR52025011817430399, Punjab National Bank
12	Lucknow Buildwell Private Limited	10.02.2025	UTR No. PUNBR52025021018297529, Punjab National Bank	3,42,75,000/-
13		11.02.2025	UTR No. PUNBR52025021118328319, Punjab National Bank	1,00,00,000/-
14		13.02.2025	UTR No. PUNBR52025021318432873, Punjab National Bank	2,25,86,668/-
Total (Rs.) Towards LP				23,68,61,668/-
(Rupees Twenty-Three Crore Sixty-Eight Lakh Sixty-One Thousand Six hundred Sixty-Eight only)				

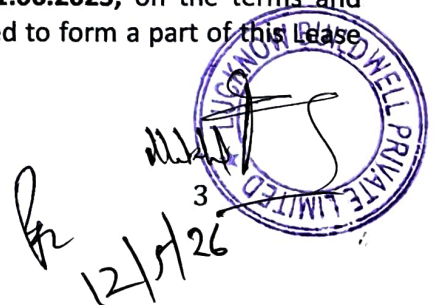
- i. For the subsequent installments of Lease Premium (2nd, 3rd, and 4th), Selected bidder/SPC Vide letter NIL dated 19.02.2025 has submitted their option for opting escrow mechanism as per RFP Provisions.
- G. Deposited with RLDA "Performance Guarantee Bond" No. 0607225IPG000005 dated 29.05.2025 issued by Indian Bank, Khandari Branch, Agra (U.P.) for Rs.4,28,55,000/- (Rupees Four Crore Twenty-Eight Lakh Fifty-Five thousand only) with a validity up to 28.05.2030 with claim expiry date 28.05.2031.
- H. 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.
- I. RLDA has agreed to grant to the Lessee, the lease rights and other rights in the site 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:

RLDA grants to the Lessee, the Site on lease for a period up to **14th January 2085** i.e **59 (Fifty Nine) years 07 (Seven) months 04 (Four) days** from the **Effective Date 11.06.2025**, on the terms and conditions contained in the following documents which shall be deemed to form a part of this Lease Agreement:



[Signature]
12.05.2026



- 1) Letter of Acceptance (LOA) No RLDA/2020/Project/Consultancy/GomtiNagar/2327 dated 18.09.2024
- 2) NIT, RFP (Part-I, II, III, IV, & V of Bid Document) and its Addendum 1.
- 3) Bid Form 12 (Financial Proposal) submitted by the bidder and opened at the time of financial bid opening.
- 4) Other related Documents:
 - i. Letter from Govt. of India, Ministry of Railways, (Railway Board) New Delhi Entrustment Letter No.2016/LMB/WCS/22/01/15 Dated 29.08.2018 addressed to Vice Chairman RLDA.
 - ii. PAN Card of Rail Land Development Authority.
 - iii. Selected Bidder/SPC Board resolution dated 30.09.2024 authorizing SPC's Director for signing of Lease Agreement.
 - iv. Bidder/Lessee's Indemnity Bond for GST liability dated 11.06.2025.
 - v. Bidder/Lessee's letter dated 19.02.2025 regarding opting of Escrow mechanism as per RFP document.
 - vi. Legal Opinion letter dated NIL from Adv. Prabhanshu Agarwal (Reg, No. 540404).
 - vii. Performance Guarantee Bond Bank Guarantee Bond No. 0607225IPG000005 dated 29.05.2025 issued by Indian Bank, Khandari Branch, Agra (U.P.) for Rs. 4,28,55,000/- (Rupees Four Crore Twenty-Eight Lakh Fifty-Five thousand only) with a validity up to 28.05.2030 with claim expiry date 28.05.2031.
 - viii. Documents of Special Purpose Company (SPC) and its Paid up Share Capital, along with Certificate from the Company Secretary in respect thereof.
 - ix. PAN Card of SPC "M/s Lucknow Buildwell Private Limited".
 - x. Bid Form 1,2,3 (b),4,7, 9A, 11,16,17 submitted by the bidder.

The Lessee shall execute the Development Project on the Site leased out to it in accordance with the provisions of the Lease Agreement.

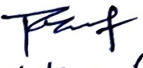
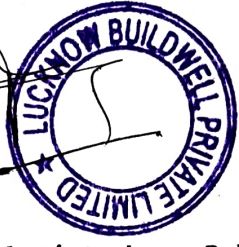
IN WITNESS WHEREOF, the Parties hereunto have caused the Lease Agreement signed in their respective names set the hands on the day and year first above written.



12.05.2026



12/5/26
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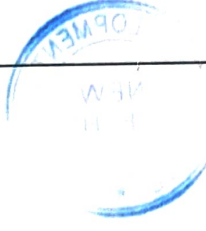
FOR AND ON BEHALF OF Rail Land Development Authority  Shri Pavas Yadav, Joint General Manager/Civil/LKO, Authorized Representative of RLDA Stamp/Seal	Witnesses: 1. Signature  Name Vekas Dahiya Address RLDA, HQ New Delhi 2. Signature  Name Pushkar Rai Address RLDA, HQ New Delhi
FOR AND ON BEHALF OF M/s Lucknow Buildwell Private Limited  Shri Nikhil Agarwal, Director, Authorized Signatory of M/s Lucknow Buildwell Private Limited. Stamp/Seal	Witnesses: 1. Signature  Name Rahul Sharma Address 94 Vijay Nagar Agra 2. Signature  Name Rahul Singh Address 94 Vijay Nagar Agra



 12.05.2026



 12/5/26



आवेदन सं०: 202600821033501

पट्टा विलेख(30 वर्ष से अधिक)

बही सं०: 1

रजिस्ट्रेशन सं०: 5464

वर्ष: 2026

प्रतिफल- 0 स्टाम्प शुल्क- 0 बाजारी मूल्य - 1060535000 पंजीकरण शुल्क - 0 प्रतिलिपिकरण शुल्क - 60 योग : 60

श्री लखनऊ बिल्डवेल प्राइवेट लिमिटेड द्वारा
राहुल शर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री अशोक शर्मा
व्यवसाय : नौकरी
निवासी: 35/60/3ए नई लस्करपुर कमला नगर आगरा दयाल बाग आगरा



श्री, लखनऊ बिल्डवेल प्राइवेट लिमिटेड द्वारा

राहुल शर्मा अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 12/05/2026 एवं
06:23:43 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आलोक सिंह प्रभारी
उप निबंधक :सदर द्वितीय
लखनऊ
12/05/2026

कनिष्ठ सहायक/
निबंधक लिपिक
12/05/2026

of the 1000 Sq.Mtr. land comes to 7,00,00,000/- And the rest land valuation is calculated by 30% decrease of circle rate, according to 49,000/- Rs. per Sq. Mtr. for rest area 20215 Sq.Mtr comes to 99,05,35,000/- Rs. That the total value of land comes 106,05,35,000/ On This Lease Deed Stamp Duty is payable @7% of valuation, According of Government Order no.6/2023/405/94-Stamp-Ti-1 State date 31.03.2023 and no.24/2023/1151/94-Swa-Ni.2 2023 700(78/2023) 2026 10.2023 exemption has been provided on Stamp Duty and Registration fees.

The total stamp duty is being paid as amounting to Rs. 10,000/- through E stamp Certificate No. -IN UP75967642144890Y Dated 25/03/2026 through Bank Gurantee No.-00594 IPG26000008 Bank Gurantee Amount 7,42,37,450/- Rs. and Date of Bank Gurantee 25/03/2026 Bank of Maharashtra MG Road Agra. Expiry Date 24/03/2031. Registration Fees paid duty is being paid as amounting to Rs. 10,000/- through e-stamp Certificate No.-IN-UP75965764808589Y Dated 25/03/2026 through Bank Gurantee No. 00594 IFG26000002 Bank Gurantee Amount 1,06,05,350/- Rs. and Date of Bank Gurantee 25/03/2026 Bank of Maharashtra MG Road Agra Expiry Date 24/03/2031.

-: Boundaries :-

East - Road.24 Mtr Wide
West - LDA Property
North - LDA Property
South - Railway Property

In Witness whereof the parties have put their respective signatures on the Deed of Lease on the date, Month and year first above written in the presence of following witnesses

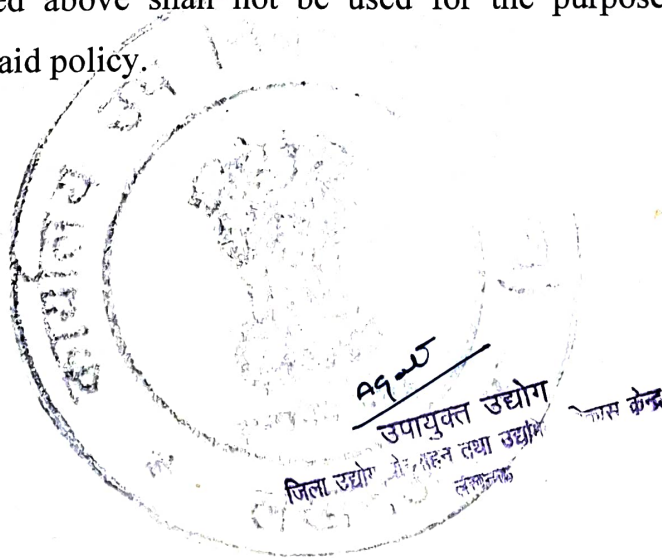
Witnesses:-



This is to certify that the instrument of lease deed being executed in favor of lessee firm M/s Lucknow Buildwell Private Limited having registered office Address-Plot No 94,N.N. No-22/51A/2 Vijay Nagar, Agra, authorized signatory Mr Rahul Sharma S/O Sri Ashok Sharma, R/O- 35/60 /3 A , New Laskarpur, Kamla Nagar Agra Uttar Pradesh .

Dy. Commissioner Industries, District Industries Promotion & Entrepreneurship Development Centre, Lucknow, hereby signed the instrument of lease deed being executed between lessor Rail Land Development Authority through Joint General Manager /Project Mr. Aman Gupta Office Add:- Unit No 702-8, 7 Floor Konnectus Tower-II, Ajmeri Gate New Delhi and of lessee firm M/s Lucknow Buildwell Private Limited, registered office Address-Plot No 94,N.N. No-22/51A/2 Vijay Nagar, Agra U.P., through its authorized signatory Mr Rahul Sharma, as witness and hereby confirm the fact that it will be utilized under Tourism Policy 2022 of U.P. Government.

Categorically 100% exemption of Stamp duty and registration fee is being claimed under notification No. 24/2023/1151/94-स्टा०नि-2-2023-700(78)/2023 Dt. 26.10.2023 and 4/2023/405/स्टा०नि-2-2023-700(47)/2023 Dt. 31.03.2023. "Scheduled entitled stamp duty exemption to the eligible units of this policy" of U.P Tourism Policy 2022 of U.P. Government. The lessee firm M/s Lucknow Buildwell Private Limited, registered office Address-Plot No 94,N.N. No-22/51A/2 Vijay Nagar, Agra U.P, through authorized signatory Mr Rahul Sharma sincerely tender undertaking that the said immoveable property described above shall not be used for the purpose other than the purpose described in the said policy.



This Deed was made on 25th June 2025 Now it is executed on 12.05.2026.

Witnesses at the time of making of the deed were as:-

Rail Land Development Authority Witnesses

Witness 1-

Vikas Dahiya

R/o RLDA, HQ, New Delhi

Witness 2-

Pushkar Rai

R/o RLDA, HQ, New Delhi

M/s Lucknow Buildwell Private Limited Witnesses

Witness 1-

Rahul Sharma

R/o 94, Vijay Nagar, Agra.

Witness 2-

Rahul Singhal

R/o 94, Vijay Nagar, Agra.

That the total land area of the property is 21215 sq.mtr Which is situated on 24 Mtr wide road According to Collector Sadar District-Lucknow, applicable circle rate on Land is situated on Vhibuti Khand Gomti Nagar Lucknow of Rs. 70,000/- per Sq.mtr according to which the valuation





आवेदन सं०: 202600821033501

बही सं०: 1

रजिस्ट्रेशन सं०: 5464

वर्ष: 2026

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पट्टा दाता: 1

श्री रेल भूमि विकास प्राधिकरण के द्वारा अमन गुप्ता ,

[RAIL LAND DEVELOPMENT AUTHORITY

पुत्र श्री सुरेश कुमार गुप्ता

निवासी: बी-601 जी एच एस 105 निकट पी जी आई सोसाइटी सेक्टर 20 पंचकुला हरियाणा

व्यवसाय: नौकरी

पक्षकार द्वारा सत्यापित पैन XXXXXX 030G

पट्टा गृहीता: 1



श्री लखनऊ बिल्डवेल प्राइवेट लिमिटेड के द्वारा राहुल शर्मा, [LUCKNOW BUILDWELL PRIVATE LIMITED

पुत्र श्री अशोक शर्मा

निवासी: 35/60/3ए नई लस्करपुर कमला नगर आगरा दयाल बाग आगरा

व्यवसाय: नौकरी

पक्षकार द्वारा सत्यापित पैन XXXXXX 938C

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1



श्री ससुनील चंद्र दास , पुत्र श्री वेनु चंद्र दास

निवासी: 47 विद्यासागर सरनी कोल्कता पुरबा बरिषा साउथ 24 परगानास वेस्ट बंगाल

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री प्रीत कुमार गुप्ता , पुत्र श्री गोविन्द प्रसाद गुप्ता

निवासी: एफ-3747 राजाजीपुरम आवास विकास कालोनी लखनऊ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आलोक सिंह प्रभारी

उप निबंधक : सदर द्वितीय

लखनऊ
12/05/2026

कनिष्ठ सहायक/

निबंधक लिपिक लखनऊ

12/05/2026

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी :

Date-12.05.2026



Lessors



1- 
 Sunil Chandra Das
 S/o Benu Chandra Das
 R/o 47 Vidyasagar Sarani, Chandicharan
 Ghosh Road, Kolkata, Purba Barisha
 South 24, Mahestola, Thakurpukur
 West Bengal



2- 
 Preet Kumar Gupta
 S/o Govind Prasad Gupta
 R/o F-3747, Rajajipuram
 Avas Vikas Colony, Lucknow

Lessee



Typed By


 Tushar Srivastava

Drafted By


 Zafar Mujbata

Deed Writer

Registrar Office Lucknow

Mob-9919917306



आवेदन सं०: 202600821033591

बही संख्या 1 जिल्द संख्या 28779 के पृष्ठ 99 से 114 तक क्रमांक 5464 पर
दिनांक 12/05/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आलोक सिंह प्रभारी
उप निबंधक : सदर द्वितीय
लखनऊ
12/05/2026

