



**Grant of Lease for Commercial Development of approximately 21215 sqm of
Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar Lucknow for 60 years
Lease period.**

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Sub-title	SCLA Clause No.	Ref. GCLA Article No.	Provisions
			shall be final and binding on the Lessee, provided further that 'excepted matter' shall stand specifically excluded from the purview of the arbitration clause".
Procedure for Arbitration	35.1	23.5.13	Para 23.5.13 shall be read as under: "While appointing arbitrator(s) under this Article 23, due care shall be taken that the/they are not falling in any category of relationships as specified under Schedule V and Schedule VII of The Arbitration and Conciliation Act, 1996 with either party".
	35.2	23.5.19	Para 23.5.19 shall be read as under: The cost of arbitration shall be borne by the respective parties.
Companies Act	36.	2(ii), 3(d), 8.1, 26(d)	The provisions of Companies Act 2013 or Companies Act 1956 whichever are applicable shall apply wherever mentioned in these documents.
Bank Guarantee Bond	37.	LDHB (Part-I) & GCLA (Part-II)	The word 'Bank Guarantee' wherever appearing in LDHB (Part-I) & GCLA (Part-II) shall be read as 'Bank Guarantee Bond'.
Sanction of layout plans and Building Plan	38.	-	The procedure for approval of Building plans/Layout Plan shall be as under: (i) The developer shall prepare the layout and building plans for the project in accordance with the terms and conditions of lease agreement with RLDA and local Bye-Laws and submit it to the Nodal officer on prescribed forms. (ii) At this stage an undertaking will be taken from the Developer that if it is necessitated that plans are required to be approved by the Local Authorities, he will not have any claim and will get plans approved by them and pay them required fees and charges. (iii) Provisional Sanction: After scrutiny, if found in order, provisional sanction letter along with drawings will be issued to the developer for obtaining various NOC's regarding the project. (iv) After issuance of Provisional sanction, a

Part IV- Special Conditions of Lease Agreement of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Sub-title	SCLA Clause No.	Ref. GCLA Article No.	Provisions
			letter to the Local Development Authority will be sent by the Nodal officer regarding the charges due to local authority like but not limited to Development Fee, Shelter Fee, Impact Fee and other charges for this land parcel and the same shall be conveyed to the developer. These charges shall be borne by the Developer. (v) Final Sanction: After the Developer submits all the NOCs/Clearance from various Authorities to RLDA and deposits the required building Permit Fees to RLDA (for Building plans @ Rs. 10/- per Sq. m of the built up area and @ Rs.10,000/- per acre or part thereof for layout plans), and in addition to above, the development charges and other fee is to be paid to the Local Authorities against electric, Sewage, Water, drainage etc. as per the requirements of Local Authorities, thereafter, final approval will be issued to him by following the same procedure as for provisional approval. Labour cess is also to be paid directly to the labour department. (vi) In cases where the Final approval is issued by the Local Authority, no fees will have to be paid by the developer to the RLDA. Part C: Approval from Local Authority (Developer Portion): If the developer desired to take approval from the local authority, he may do so under intimation to the CPM unit. In such cases CPM unit will ensure compliance of all the conditions of lease agreement and obtain one copy of all the approval/NOCs before actual commencement of the work at site.
N.O.C for cutting of trees	39.	-	The site is having some trees which are required to be taken care during the planning or removal / cutting/ transplantation of the same will have to be done by the developer. The selected developer shall have to obtain necessary permission for cutting of trees, existing on subject site, if required, as per extent rules, regulations and guidelines of the Uttar Pradesh State government in this regard.





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

1. First Para of Disclaimer at Page-2 of the Handbook of the Regulations for Bids and Lease Agreements shall be read as under: -
"The information contained in this RLDA Land Development Hand Book (the "**Handbook**") or subsequently provided to the Bidders is subject to the terms and conditions set out in the instant Handbook".
2. The Bidder/Lessee shall provide his GST registration No. to RLDA under GST for charging and taking input tax credit under GST Act, 2017.
3. The Company's Act, 1956 as mentioned under Clause-8.1 and 26 (d) of LDHB-Part-I may be read as "Company's Act, 2013".

*****End of Part - IV*****



Part IV- Special Conditions of Lease Agreement of RLDA LDHB

13



PDF
Digitally signed
by ANUBHAV
TRIPATHI
Date:
2024.08.21
12:24:14 IST
Reason: PDF
Authenticated



Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

PART-V

SCHEDULES AND SPECIFICATIONS



Part V-Schedules and Specifications of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

CONTENTS

Schedule	ITEM	PAGENO
Schedule- I -Part-A Annexure-I	Site Description and Site Plan	3
	A. Site Plan – Key Plan	4
	B. Survey Plan	5
	C. Google Site Plan	6
	D. Survey Plan Super Imposed	7
	E. Master Plan of Gomti Nagar Station	8
	F. Master Plan Lucknow-2031	9
	G. Site Plan Super imposed over Master Plan-2031	10
G.O. for No CLU required	Notification No. 1/2021/138/Eight-8-2021-12LUC/2020 Lucknow dated 03.03.2021 issued by Government of Uttar Pradesh	11-12
Annexure-II	Land/Property/Ownership Records	13-28
Schedule-I Part-B	Site inventory	29
Schedule- II	Assets	30
Schedule- III	Project Utilities	31
Schedule-IV	Mandatory and Development works	32
Schedule-V	Specifications for Mandatory and Development works	33
Schedule-VI	Drawings for Mandatory and Development works	34



Part V-Schedules and Specifications of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

SCHEDULE - I

PART-A

SITE DESCRIPTION AND SITE PLAN

Gomti Nagar Pocket- "F":—The details of the site are as below:-

Land Area Schedule	21,215 Sqm
BUA	42,430 Sqm for FAR of 2
The Site is bounded by:-	
North	Gomti Nagar Bus Depot
East	Proposed commercial/retail development in connection with redevelopment Project of Gomti Nagar Station followed by Kisan Bazar, Saheed Path.
South	End platform of Gomti Nagar Railway Station
West	Low Rise Commercial & Retail Establishment & Office buildings.

Part V-Schedules and Specifications of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

SITE PLAN/ANNEXURE-I

(A) KEY PLAN



Part V-Schedules and Specifications of RLDA LDHB

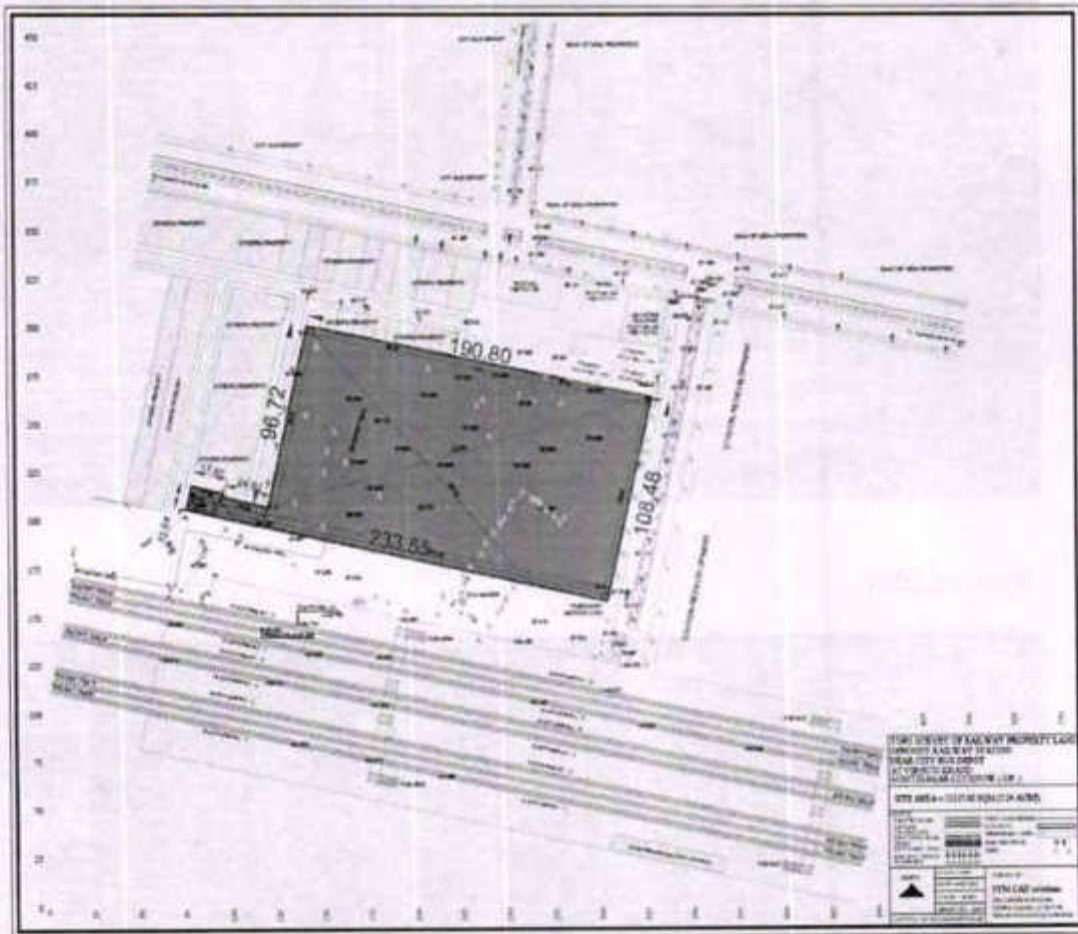




Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

(B) SURVEY PLAN



Part V-Schedules and Specifications of RLDA LDHB

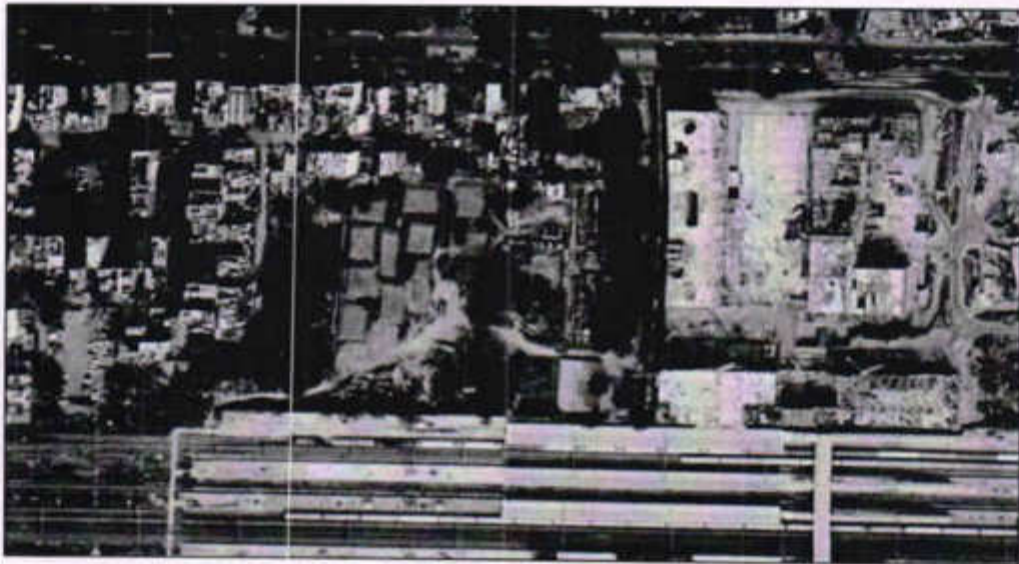




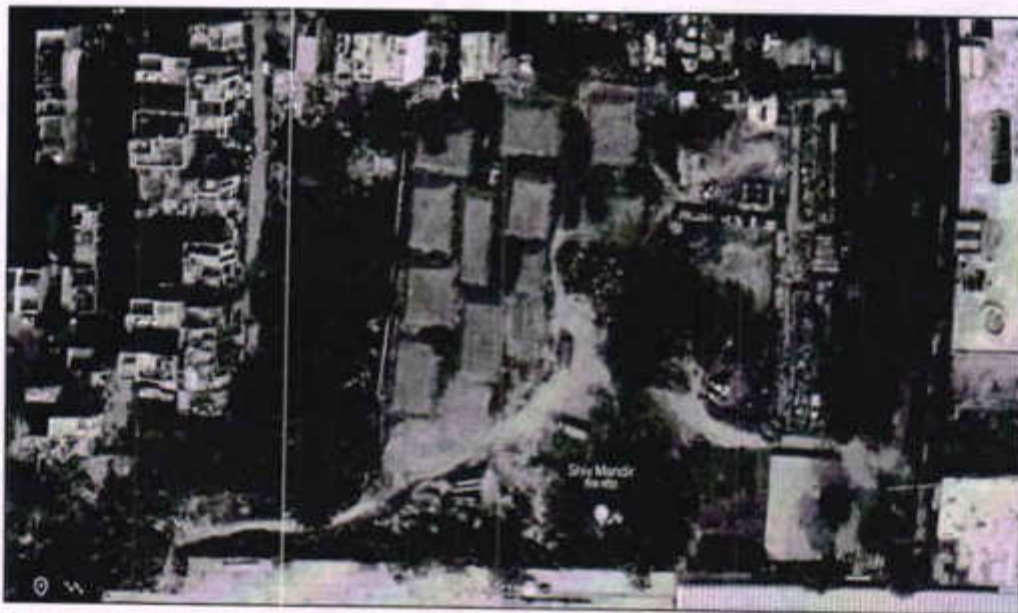
Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

(C) GOOGLE SITE PLAN



Zoomed Plan



Part V-Schedules and Specifications of RLDA LDHB

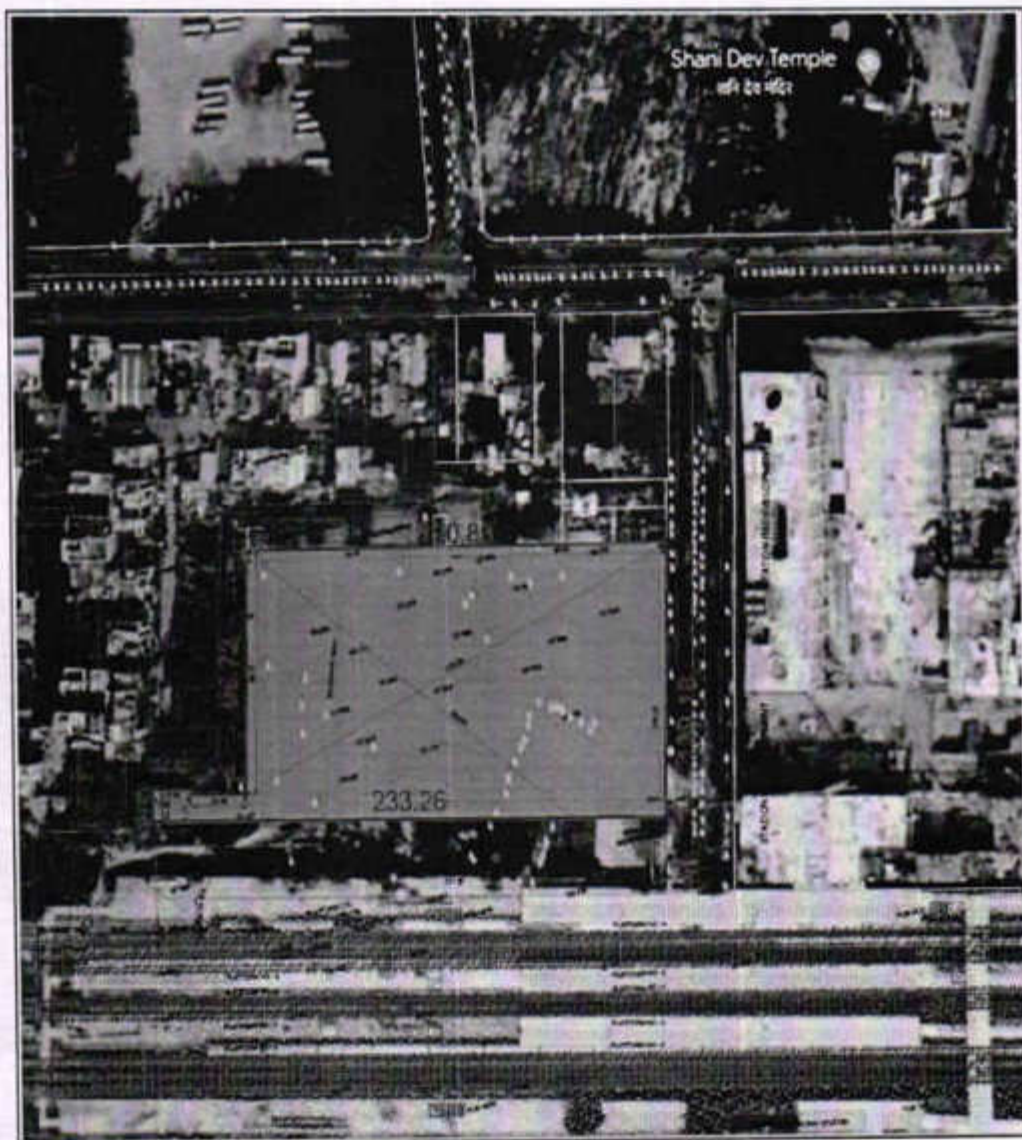




Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

(D) SURVEY PLAN SUPER IMPOSED OVER GOOGLE PLAN



Part V-Schedules and Specifications of RLDA LDHB

7

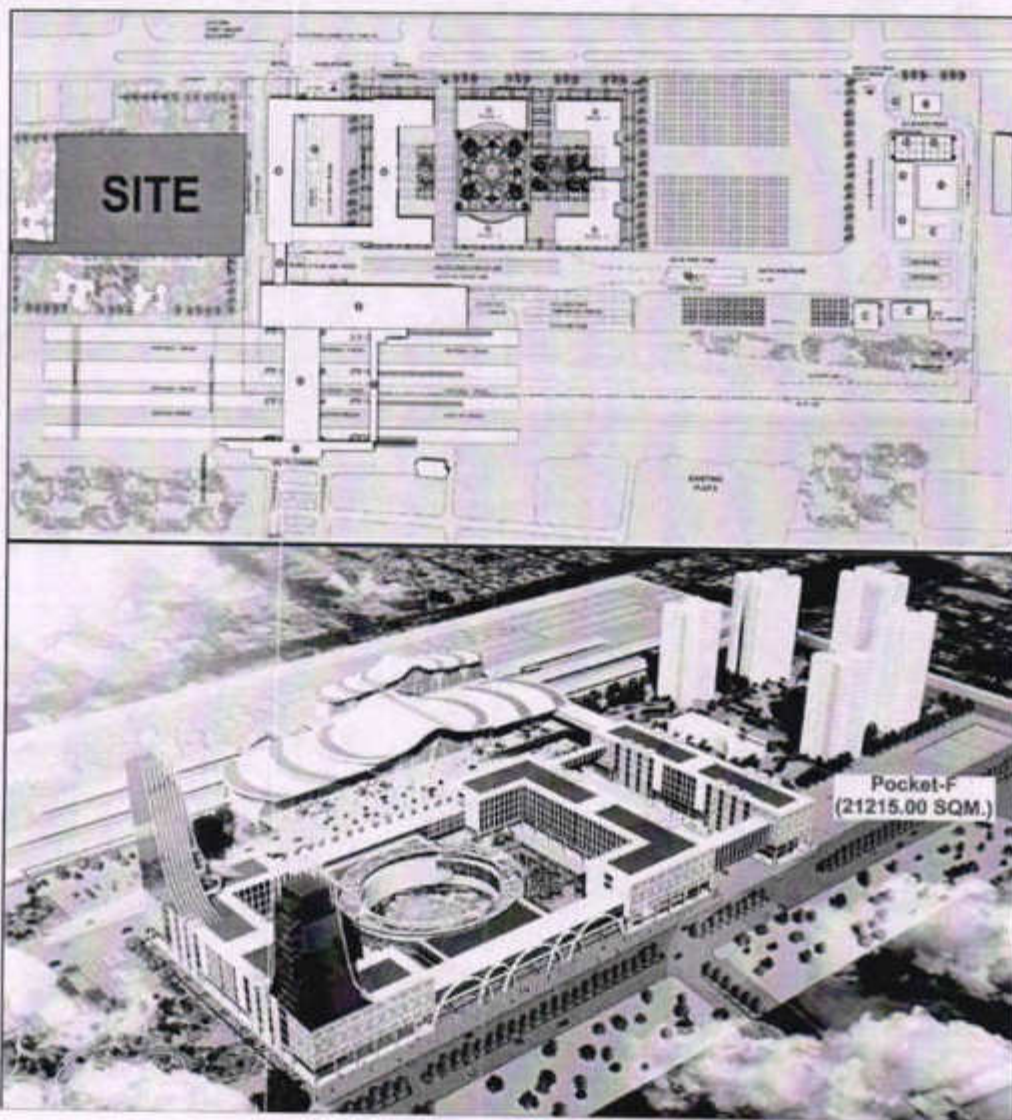




Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

(E) GOMTI NAGAR STATION REDEVELOPMENT –MASTER PLAN SHOWING SITE



Part V-Schedules and Specifications of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

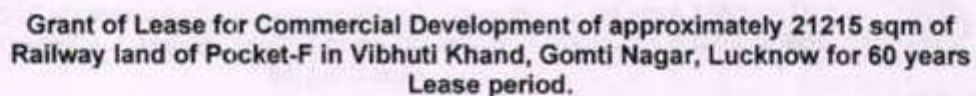
(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

(F) MASTER PLAN - 2031



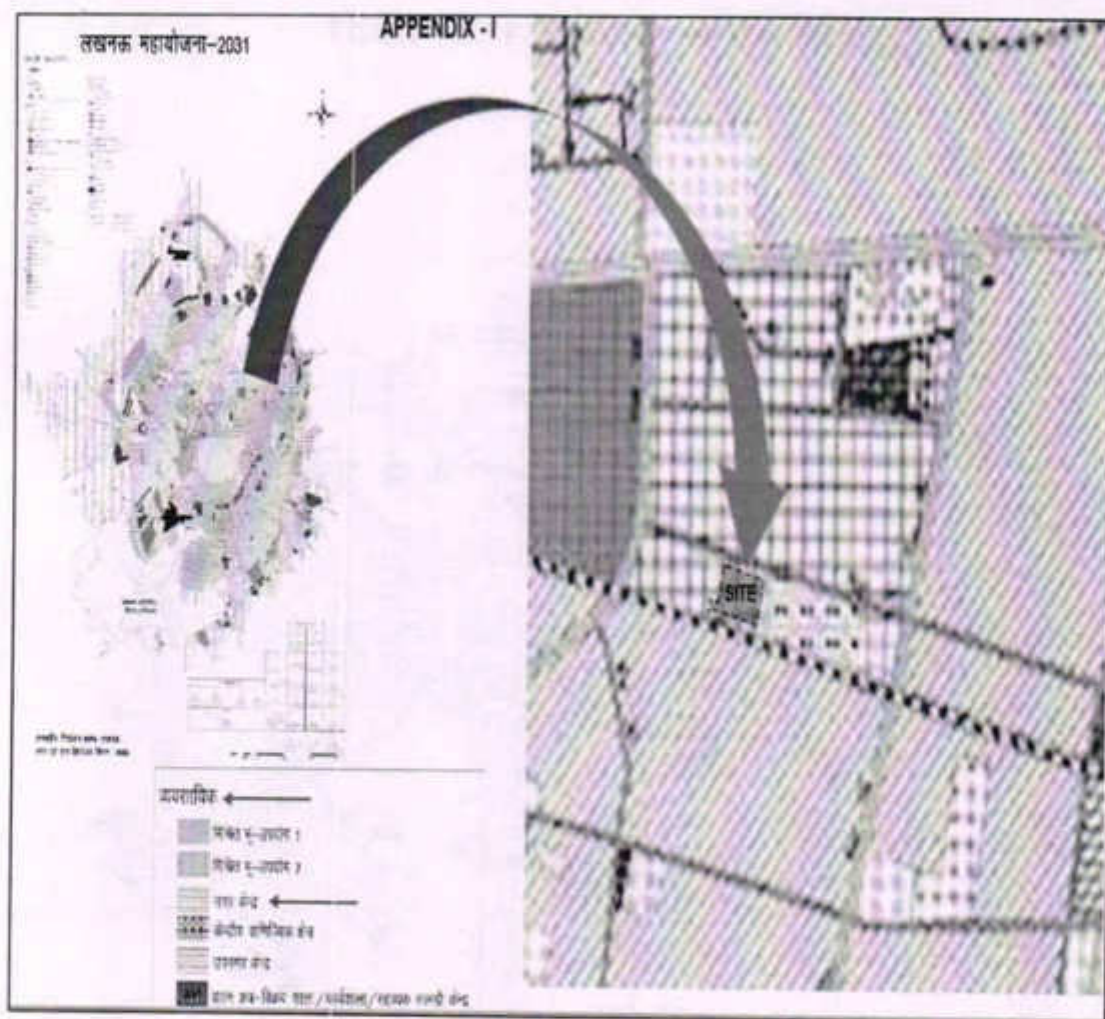
Part V-Schedules and Specifications of RLDA LDHB





(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

(G) Site Plan Super imposed over Master Plan-2031



Part V-Schedules and Specifications of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Uttar Pradesh Shasan
Awam Evam Shahri Niyojan Anubhag-8

In pursuance of the provisions of clause (3) of Article 348 of the Constitution of India, the Governor is pleased to order the publication of the following English translation of Notification no. 1/2021/138/Eight-8-2021-12LUC/2020 :

NOTIFICATION
No. 1/2021/138/Eight-8-2021-12LUC/2020
Lucknow : Dated- 03 March, 2021

WHEREAS the Ministry of Railways (Railway Board) Government of India in the guidelines given vide its letter no. 2011/LMB/WCS/22/07/25/Pl. 1 dated 17th October, 2018 has stated that the "Railways/RLDA/IRSDC shall consult urban local bodies/other statutory authorities while approving its plans in terms of power conferred to it as per section 11 of Railway Act, 1989, so that the development in Railway lands harmonious with surrounding development, generally following the National Transit Oriented Development (TOD) Policy";

AND WHEREAS in the aforesaid letter it is also stated that "no change in land use is required Pan India by Railways for developing Railway land for commercial use,"

NOW, THEREFORE, in exercise of the powers under section 53 of the Uttar Pradesh Urban Planning and Development Act, 1973 (President's Act no. 11 of 1973) (hereinafter referred to as the "said Act"), the Governor is pleased to exempt the railway land in Uttar Pradesh from requirements of any amendments in the master plan or the zonal development plan under section 18 of the said Act for residential and commercial use subject to following terms and conditions:-

- (i) Due to the residential and commercial development proposed by the Railways, the pressure on external infrastructure facilities and traffic in that area will increase. Therefore, the development fee will be paid by the Railway Department / Railway Land Development Authority to the Development Authority as per rules.
- (ii) The land of the railway will be developed / constructed in the confirmation of land use in the master plan adjoining the site in question.
- (iii) Development of railway land will be done according to the standards laid down in the applicable building construction and development bye-laws.

By Order,
Deepak Kumar
Principal Secretary

1. यह आदेश/लेख पुनर्मुद्रित/प्रकाशित नहीं किया जा सकता है, अर्थात्: इस पर प्रतिलिपि की संश्लेषण नहीं की जा सकती है।
2. इस आदेश/लेख की प्रतिलिपि का वेब साइट <http://shasanandevam.nic.in> से सत्यापित की जा सकती है।

Part V-Schedules and Specifications of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

उत्तर प्रदेश शासन

आवास एवं शहरी नियोजन अनुभाग-8

संख्या-1/2021/138/आठ-8-2021-12 एन.यू.सी./2020

तखतः दिनांक : 03 मार्च, 2021

अधिसूचना

चूंकि, रेल मंत्रालय (रेल बोर्ड), भारत सरकार ने अपने पत्र संख्या-2011/एनएमबी/इल्लुमीएम/22/07/25/पी0पी0-1 दिनांक 17 अक्टूबर, 2018 द्वारा प्रदत्त विज्ञापन-निर्देशों में यह उल्लिखित किया है कि रेलवे/आर.एल.डी.ए./आई.आर.एम.डी.ए. साधारणतः राष्ट्रीय अभिवहन पार्क विकास नीति का अनुसरण करते हुए रेल अधिनियम, 1989 की धारा 11 के अनुसार प्रदत्त शक्तियों के निबन्धनों में अपनी योजनाओं का अनुमोदन करने के दौरान नगरीय स्थानीय निकायों/अन्य सांविधिक प्राधिकरणों से परामर्श करेगा ताकि रेल भूमि का विकास आम पाम के विकास के समन्वय हो;

और चूंकि पूर्वोक्त पत्र में यह भी उल्लिखित है कि वाणिज्यिक उपयोग हेतु रेल भूमि का विकास करने के लिए रेल द्वारा सम्पूर्ण भारत में भूमि उपयोग में कोई परिवर्तन किया जाना अपेक्षित नहीं है;

अतएव, अब उत्तर प्रदेश नगर नियोजन और विकास अधिनियम, 1973 (राष्ट्रपति अधिनियम संख्या 11 सन् 1973), (जिसे आगे "उक्त अधिनियम" कहा गया है) की धारा 53 के अधीन शक्तियों का प्रयोग करके राज्यपाल, उक्त अधिनियम की धारा 13 के अधीन आवासीय व वाणिज्यिक उपयोग हेतु महायोजना और सांविधिक विकास योजना में कनिष्ठ मंशोधन किये जाने की अपेक्षा में उत्तर प्रदेश की रेल भूमि का निम्नलिखित निबन्धनों तथा शर्तों के अधीन छूट प्रदान करती है:-

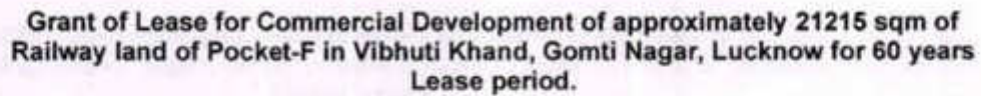
- (एक) रेल द्वारा प्रस्तावित आवासीय और वाणिज्यिक विकास के कारण उस क्षेत्र में बाह्य अवसंरचनात्मक सुविधाओं तथा यातायात पर दबाव बढ़ेगा। अतएव विकास भूखंड का मंदाय रेल विभाग रेल भूमि विकास प्राधिकरण द्वारा विकास प्राधिकरण को नियमानुसार किया जायेगा।
- (दो) प्रस्तावित विकास की पार्श्वस्थ महायोजना में भू-उपयोग की पुष्टि करके रेल भूमि का विकास निर्माण किया जायेगा।
- (तीस) रेल भूमि का विकास, लागू भवन मंशोधन तथा विकास उपविधियों में अधिकतम मानकों के अनुसार किया जायेगा।

अज्ञात,
दीपक कुमार
प्रमुख सचिव

- 1- यह न्यायवाचक दस्तावेज़िकीकरण किया गया है, अतः, इस पर हस्तक्षेप की आवश्यकता नहीं है।
- 2- इस न्यायवाचक की प्रतिलिपि वेब साइट <http://www.rldevl.com> में सार्वजनिक की जा सकती है।

Part V-Schedules and Specifications of RLDA LDHB





Annexure-II

Land/Property Records

CHAPTER – 3

COLLECTION OF DATA

3.1 TITLE/ OWNERSHIP RECORD COLLECTED FROM LUCKNOW DEVELOPMENT AUTHORITY

SALE DEED BETWEEN LDA & NORTH EAST RAILWAY

14820/10



31402

Ward	: Chubb
Sale Consideration	: \$s. 18,58,64,000
Stamp Duty	: \$s. Nil
V-Code	: 0256

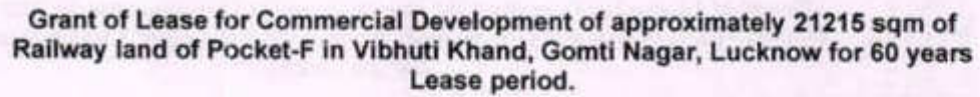
SUMMARY OF DEED

- | | | |
|----|---|--|
| 1. | Type of Land | Commercial |
| 2. | Ward | Chhatat |
| 3. | Mohalla | Vikram Khurd, Gurgaon |
| 4. | Details of Property | Unknown |
| 5. | Unit of Measurement in (Sq.ft./Sq. meter) | Plot No. 88 |
| 6. | Area of Property | Sq. meter
11458.95 Sq. meter
(36.158 Acre) |
| 7. | Details of Road
(As per Segment) | N/A |
| 8. | Other Details
(If info. Road/Cover etc.) | N/A |
| 9. | Type of Property | Railway Station Purposes |

Other details:
(A int. Road/corner etc.)
Type of Property


 David A. L. Williams
 Director, National Center for
 Human Genome Research
 National Institutes of Health
 Bethesda, Maryland 20892





Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.



6

under



Part V-Schedules and Specifications of RLDA LDHB

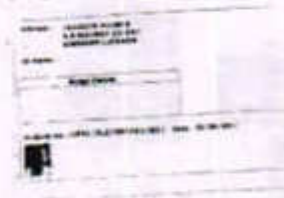




Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.



[Signature]



[Handwritten signature]

Part V-Schedules and Specifications of RLDA LDHB





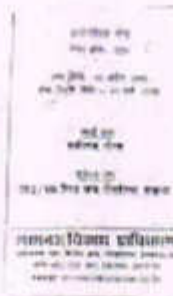
Grant of Lease for Commercial Development of approximately 21215 sqm of
Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years
Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.



gha



mdr



Part V-Schedules and Specifications of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

Number of First Party (1)
Details of Seller

LUCKNOW DEVELOPMENT AUTHORITY Lucknow through Joint Secretary Sri N.N. Singh, office situated at Pradhikaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow

Number of Second Party (1)
Details of Purchaser

PRESIDENT OF INDIA, New Delhi for General Manager, North Eastern Railway, Gorakhpur, represented through, Authorized Signatory Sri Rakesh Kumar Saxena, Executive Engineer (Construction), North Eastern Railway, Lucknow.

SALE - DEED

THIS SALE DEED made by **LUCKNOW DEVELOPMENT AUTHORITY** Lucknow through Joint Secretary Sri N.N. Singh, office situated at Pradhikaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow (hereinafter referred to as the "SELLER/L.D.A.", which expression unless repugnant to the context shall always mean and include the seller itself, its executors, administrators, legal representatives and assigns) on the **ONE PART**.

IN FAVOUR OF

PRESIDENT OF INDIA, New Delhi for General Manager, North Eastern Railway, Gorakhpur, represented through, Authorized Signatory Sri Rakesh Kumar Saxena, Executive Engineer (Construction), North Eastern Railway, Lucknow (hereinafter referred to as the "PURCHASER" which expression unless repugnant to the context shall always mean and include the purchaser, its executors, administrators, successors, legal representatives and assigns) on the **OTHER PART**.

[Signature]
Joint Secretary
Lucknow Development Authority

[Signature]
Authorized Signatory
North Eastern Railway

Part V Schedules and Specifications of RLDA L.D.H.B.





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

[3]

WHEREAS, the land was acquired in public interest by the Lucknow Development Authority under the provisions of Land Acquisition Act 1964 under the Uparivan Housing Scheme and after acquisition of land the seller has developed the land amongst others as Vibhuti Khand, Gomti Nagar, Lucknow and as such the seller possesses the land free from all encumbrances. And,

WHEREAS, the Government of India, Railway Department, required the land for the construction of Terminal Station to the Gomti Nagar Railway Station in Vibhuti Khand, Gomti Nagar, Lucknow. As such the land bearing an area of 38.198 (Thirty Eight point One Nine Eight) Acre, which is equivalent to 154581.95 (One Lac Fifty Four Thousand Five Hundred Eighty One point Nine Five) sq. meter has been allotted by Lucknow Development Authority for the aforesaid purposes to the Railway Department. And cost/premium of land amounting to Rs. 16,59,50,000/- (Rupees Six Crore Fifty Nine Lac Fifty Thousand) alongwith 12% freehold charges amounting to Rs. 1,99,14,000/- (Rupees One Crore Nineteen Lac Fourteen Thousand), total amounting to Rs. 18,58,64,000/- (Rupees Eighteen Crore Fifty Eight Lac Sixty Four Thousand) has been deposited by the Railway Department in favour of L.D.A., hence the necessity for execution of the present deed.

HENCE THIS SALE DEED WITNESSETH AS UNDER

1. That the L.D.A./Seller has allotted piece of land, bearing an area of 38.198 (Thirty Eight point One Nine Eight) Acre or say 154581.95 (One Lac Fifty Four Thousand Five Hundred Eighty One point Nine Five) sq. meter, situated at Vibhuti Khand, Gomti Nagar, Lucknow, in favour of purchaser on payment of premium amount of Rs. 16,59,50,000/- (Rupees Six Crore Fifty Nine Lac Fifty Thousand) and after charging 12% amount towards freehold amounting to Rs. 1,99,14,000/- (Rupees One Crore Nineteen Lac Fourteen Thousand), the said land

[Signature]
For L.D.A.

[Signature]
For Railway Department



Part V-Schedules and Specifications of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

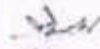
(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

[4]
has been converted into freehold. And since the purchaser has made full payment of the aforesaid sum amounting to Rs. 18,58,34,000/- (Rupees Eighteen Crore Fifty Eight Lac Sixty Four Thousand) as consideration amount of the aforesaid land, hence the seller does hereby fully sell, transfer, convey and assign absolutely all that piece and parcel of land in favour of the purchaser forever as absolute owner thereof for the construction of Terminal Station of the Gomti Nagar Railway Station, to have hold and possess the same as full owner of the property. The details of land hereby sold through this deed have been mentioned in Schedule of Property given at the foot of this deed. And map of which is annexed herewith this deed denoting the transferred land to the purchaser surrounded with Red lines which map forms part of this deed.

2. That the purchaser shall use the aforesaid land for the construction of Terminal Station to the Gomti Nagar Railway Station.
3. That the purchaser shall pay all the taxes, charges and any other thing which may be lawfully levied and imposed by any Local Authority, State/Central Government or any other Competent Authority in this regard.
4. That the land has been allotted on the principle of as it is where it is basis and only external development like approach road, S.W. Drain, Trunk Sewer and source of electricity shall be provided. The seller shall not be responsible for any water systems or source and the purchaser shall have to develop its own land out of its own resources cost and expenses.
5. That the purchaser covenant with the seller to abide by all the rules, regulations passed by L.D.A./State Government from time to time and the same shall be binding and applicable upon the purchaser.


Sd/-
[Name of the Seller]


Sd/-
[Name of the Purchaser]





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

- [1]
6. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
 7. That the possession of the demised land has been delivered by the seller to the purchaser through this deed.
 8. That if in future the seller may be directed to make payment towards compensation to the farmers on higher rate under the judgment and order passed by court of law then the seller shall be obliged to make demand pertaining to increased amount of compensation payable to the farmers in proportionate manner and upon such demand in future the purchaser shall be liable to make payment of the aforesaid amount lawfully demanded by L.D.A. for making payment to farmers towards increased amount of compensation. And the purchaser covenant to abide by the same. And the said consideration shall be equally applicable to the transferees of the purchaser who shall be bound to make payments if demanded by L.D.A. in this regard.
 9. That in case of any dispute arising out of these presents pertaining to the property in question, then the matter shall be referred for arbitration and the Vice Chairman L.D.A., shall appoint the Arbitrator and the matter shall be referred to him. The decision given by the Arbitrator shall be final and binding upon both the parties.
 10. That the FAR (Floor Area Ratio) shall be permissible according to Rules.
 11. That the setbacks shall be applicable in accordance with the Rule or Rule made, use or any other rules formulated and made applicable at the relevant time.
 12. That the purchaser shall abide by the provisions of law as may be applicable at the relevant time in regard to construction and other developments.

[Signature]
Vice Chairman
L.D.A.

[Signature]
Deputy Registrar
Lucknow
U.P.





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

[5]

12. That the purchaser shall also be bound to raise construction with a provision of anti-termites system including the provision for rain water harvesting and making provision according to rules of fire fighting.
14. That after raising full constructions and complete development of the property over the land in question the purchaser shall have to obtain the completion certificate from the Competent Authority as provided under the provisions of U.P. Urban Planning and Development Act, 1973.
15. That the expenses for execution and registration of this deed shall be borne by the purchaser.
16. That the sale deed has been executed in total consideration of amount of Rs. 18,58,54,000/- (Rupees Eighteen Crores Fifty Eight Lac Sixty Four Thousand) but since the stamp duty is payable by the purchaser and the present deed has been made in favour of President of India, as such no stamp duty is payable upon the present deed as provided under the provisions of Stamp Act, 1899.

SCHEDULE OF PROPERTY

A piece of land, bearing an area of 38.198 (Thirty Eight point One Nine Eight) Acre or say 154581.95 (One Lac Fifty Four Thousand Five Hundred Eighty One point Nine Five) sq. meter, situated at Vibhuti Khand, Gomti Nagar, Lucknow delineated and marked with their line in the annexed map plan, which forms part of this deed and is bounded as below:-

North	L.D.A. Plots;
South	Railway Land;
East	Apna Bazar
West	L.D.A. Plots

[Signature]
Joint Secretary
Lucknow

[Signature]
Joint Secretary
Lucknow





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

Form with handwritten entries and stamps. The form contains sections for 'Part A', 'Part B', and 'Part C'. It includes fields for 'Name of the applicant', 'Address', 'Contact No.', 'Email ID', 'Date of submission', and 'Signature of the applicant'. There are also fields for 'Name of the officer', 'Designation', 'Date of receipt', and 'Signature of the officer'. The form is filled with handwritten text and has several official stamps, including a circular stamp of the Rail Land Development Authority, New Delhi.



Handwritten signature

Handwritten signature

Part V-Schedules and Specifications of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.



[Handwritten signature]

Part V-Schedules and Specifications of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

IN WITNESS WHEREOF, Sri K.N. Singh, as Joint Secretary, Lucknow Development Authority, Lucknow for and on behalf of the seller and Sri Rakesh Kumar Saxena, Executive Engineer (Construction) North-East Lucknow Railway as Authorized Signatory, for and on behalf of the Purchaser, both have appended their hands to these presents in presence of the witnesses at Pradikaran Bhawan, Vibhuti Khand, Gomti Nagar Scheme, Lucknow on the day, month and year mentioned below.

Lucknow
Dated: 09.2024

Witnesses :-
1. Signature:
Anil Kumar Kanaujia
Officer Superintendent,
L.D.A.



2. Signature:
Bedi Vishal Kumar
Sd/- Sri K.N. Singh
S.S.E. (P-Way) Construction
N.E. Railway, Lucknow
Prepared by



(Mahendra Pratap Singh)
Reading Clerk



For and on behalf of
Seller's Agent

For and on behalf of
Purchaser/Second Party

Drafted By :-
(Anoop Kumar Asthana)
Advocate
Chief Registrar L.D.A.
Mob. No. 9839570979





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

Registration No. 14828

Year: 2019

Block No. 1

W1: All items like
Sewer line
Water supply line
etc.



W2: The part of above sewer
with 200mm
dia.



20

Handwritten signature

Part V-Schedules and Specifications of RLDA LDHB

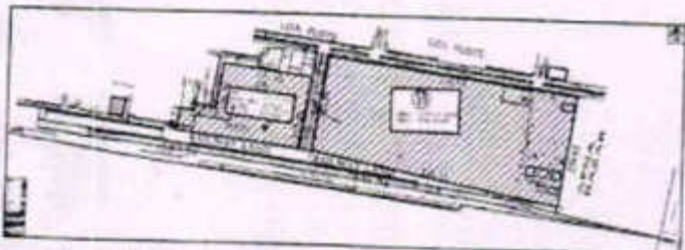




Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

LUCKNOW DEVELOPMENT AUTHORITY	
LEASE TO BE GRANTED	RAILWAY LAND
PLOT/HOUSE NO.	
SIZE	AS PER SITE
AREA	25.18 ACRES
	
BOUNDARY: NORTH : LDA PLOTS SOUTH : RAILWAY LAND EAST : ALPHA BAZAAR WEST : LDA PLOTS	
SCHEME:- VIBHUTI KHAND- GOMTI NAGAR LUCKNOW.	
	
1. TOTAL AREA: 25.18 ACRES 2. NO. OF PLOTS: 10 3. NO. OF HOUSES: 10 <i>[Signature]</i> Joint Secretary Lucknow Development Authority P.O. Box No. 100 G.T. Road, Lucknow-226 002	
FILE NO. :- 14220/24/ANEX-16	DATE :- 12.09.2016
THIS LEASE PLAYS THE PART OF APPROVED RFP, NO. SCHEME 1/2016/24/ANEX-16, DATED 24.06.2024	DEALT BY:- SEATHEE SINGH
THIS PLOT, PLANNED FOR DEVELOPMENT OF 10 PLOTS, EACH OF 2.518 ACRES, IS TO BE DEVELOPED FOR 10 HOUSES. <i>[Signature]</i>	

21



Part V-Schedules and Specifications of RLDA LDHB

26





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

पत्र क्र. 27/99/2016 अ
अ. क्र. 1 टुक. क्र. 19031
प्ल. क्र. 1 ख. 16 पर एका 14520
संबंधित क्षेत्र का :

संबंधित अधिकारी के समक्ष

लिखित रूप में

सहमति (हस्ताक्षर)

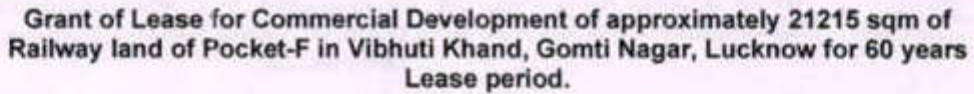


msr

Handwritten signature

Part V-Schedules and Specifications of RLDA LDHB





Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

3.2 GOVERNMENT GAZETTE FROM DRM OFFICE

તિથિ : ૧૭ . ૬ . ૨૦૦૪

अतः ऐनो पॉलिग्रीडिडो मे लखनऊ विभाग प्रधिकरण को धनगति की सम्बन्धित जानकारी है। कृपया अवगत करावै कि 80-1371.26 एनए प्रधिकरण को तत्काल उपलब्ध करने का कष्ट हो।

(भीमसिंह)

॥ विजय कुमार
मुख्य प्रशासनिक अधिकारी (निर्माण),
वृद्धीतर देशवे, गोरखपुर।

प्रिय मातापिता,

उपरोक्त की प्रति आपको सूचनाार्थ प्रेषित है।

(बी०बी०सिंह)

श्री आराध्यो यादव
उप पुत्र ईशानिया/निर्वाण,
पूरुषोत्तम, तेलंग, तखनक जंमरान

Scanned with CamScanner

20



Part V-Schedules and Specifications of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

SCHEDULE - I

PART-B

SITE INVENTORY

1. The site is a clear piece of land with earmarked boundary in possession of Lucknow Division NE Railway.

[Handwritten signature]

Part V-Schedules and Specifications of RLDA LDHB



29





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

SCHEDULE-II

ASSETS

The Lessee will provide the following components as part of the Project on the Site(s):-

- a) Buildings including building services;
- b) Civic Amenities [as approved by RLDA's Nodal Officer and Governmental Authority {as per the norms laid down by Municipal Corporation} and other Applicable Laws, if any] for example:
 - i. Vehicle Parking for users and visitors on Surface/Stilts / Basement;
 - ii. Internal Security;
 - iii. Roads and internal circulation network;
 - iv. Landscaping etc.
 - v. Rain water harvesting.
- c) Infrastructure facilities as listed in Schedule III–Project Utilities.

The above list is indicative and not exhaustive.



Part V-Schedules and Specifications of RLDA LDHB





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

SCHEDULE-III

PROJECT UTILITIES

1. **Water Supply System**
 - i. Raw Water rising main
 - ii. Underground reservoir
 - iii. Treatment(Chlorination) Plant (if required under prevailing regulations) & Clear Water reservoir
 - iv. Overhead reservoir
 - v. Pump House including all hydraulic and electro-mechanical equipment
 - vi. Distribution network including pipelines, valves, water meters ferrule connections, etc.
 - vii. Fire Static Tank, pipelines, pumps and hydrants
2. **Sewerage System**
 - i. Pump House including all hydraulic and electro-mechanical equipment, if required
 - ii. Collection network including sewer pipelines, manholes, traps, etc.
 - iii. Primary treatment Plant(if required by relevant government bodies)
3. **Storm Water Drainage System**
 - i. Collection network including pipelines/drains, manholes, traps, etc.
4. **Power Supply & Street Lighting Systems**
 - i. Electrical Substations,
 - ii. HT< cables and conductors
 - iii. Distribution network, Poles, Feeder Pillar Boxes, Switchgears, circuit breakers, Service Lines, service connections, Meters, etc.
 - iv. DG sets(silent type)
 - v. Street lighting network comprising poles, fixtures, lamps, switches, fuses, etc.

The above list is indicative and not exhaustive.





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

SCHEDULE- IV

MANDATORY AND REDEVELOPMENT WORKS

Not Applicable





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

SCHEDULE- V

**SPECIFICATIONS FORMANDATORYANDREDEVELOPMENT
WORKS**

Not Applicable





Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

SCHEDULE- VI

**DRAWINGSFORMANDATORYANDREDEVELOPMENT
WORKS**

Not Applicable

****** End of Part-V ******



Part V-Schedules and Specifications of RLDA LDHB



PDF
Digitally signed
by ANUBHAV
TRIPATHI
Date:
2024.06.27
12:24:47 IST
Reason: PDF
Authenticated



RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)
UNIT- 702 -B, 7TH Floor, Konnectus Tower-II , DMRC Building,
Ajmeri Gate, New Delhi-110002



Reply of Pre Bid Queries dated 16.07.2024

(RFP Notice No: RLDA/2024/RFP/CD-23 Dated 24.06.2024)

"Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar Lucknow for 60 years Lease period"

SN	Query by Prospective Bidder	RLDA Remarks
1	There is no restriction in developing this entire plot as a Hotel or a composite development of Retail, Office and a Hotel together.	Please refer to Clause 1.1.3, Clause 1.1.4 and Clause 1.1.5 of LDHB Part- III (Instructions to Bidders and Bid Forms) of RFP document.
2	Bidder to pay ₹10/- per sq.mtrs of the BUP Area & ₹10,000/-per acre for layout plans to RLDA	Please refer to Clause 38 (Sanction of layout plans and Building Plan) of LDHB Part- IV (Special Conditions of Lease Agreement) of RFP document. This clause clearly described regarding the procedure for approval of Building plans/Layout Plan.
3	PAYMENT SCHEDULE FOR LEASE PREMIUM: in 4 Installments a. 25% of the Lease Premium + 11.75% payable within 60 days from the date of issue of Letter of Acceptance b. 25% + 11.75% payable on or before the 1st Anniversary date of payment of the first installment. c. 25% + 11.75% payable on or before the 2nd Anniversary date of payment of the first installment. d. 25% + 11.75% payable on or before the 3rd Anniversary date of payment of the first installment.	Please refer to Clause 6 (Schedule of Payment) and Bid Form 12 (Financial Proposal) of LDHB Part- III (Instructions to Bidders and Bid Forms) of RFP document.
4	LEASE PREMIUM - (to be quoted by the bidder)	Please refer to Clause 1.4 (Bid variable) and Bid Form 12 (Financial Proposal) of LDHB Part- III (Instructions to Bidders and Bid Forms) of RFP document.
5	ANNUAL LEASE RENT (to be quoted by the bidder)	No Please refer to Clause 1.4 (Bid variable) and Bid Form 12 (Financial Proposal) of LDHB Part- III (Instructions to Bidders and Bid Forms) of RFP document.



6	Mode of Payment	Please refer to Note 7, Note 8 and Note 9 of Bid Form 12 (Financial Proposal) of LDHB Part- III (Instructions to Bidders and Bid Forms) of RFP document.
7	After how many days of tender the 25% payment has to be made? Also share all the instalment dates.	Please refer the Payment Schedule mentioned under Bid Form 12 (Financial Proposal) of LDHB Part- III (Instructions to Bidders and Bid Forms) of RFP document.
8	Share the interest rate for my clear knowledge.	Please refer the Payment Schedule mentioned under Bid Form 12 (Financial Proposal) of LDHB Part- III (Instructions to Bidders and Bid Forms) of RFP document. Please refer to Note 2, Note 3 and Note 4 of Bid Form 12 (Financial Proposal) of LDHB Part- III (Instructions to Bidders and Bid Forms) of RFP document.
9	When possession will be handed over by RLDA?	Please refer to Clause 8 (Right of way to the site) of LDHB Part- IV (Special Conditions of Lease Agreement) of RFP document.
10	Apart from 25cr. net worth what is the further required eligibility criteria for the Tender? Kindly share in brief points for clarity.	Please refer Clause 4 (B), Clause 4(C) and Clause 5 of LDHB Part- III (Instructions to Bidders and Bid Forms) of RFP document.
11	What is the lease start date? Is it from the time of registry, share the approximate date.	Please refer to Clause 8 (Right of way to the site) of LDHB Part- IV (Special Conditions of Lease Agreement) of RFP document. Please refer to Clause 1.1.93 (Right of way to the site) of LDHB Part- II (General Conditions of Lease Agreement) of RFP document.
12	Who will be responsible for dismantling? Share the Dismantle period, whether it lies within 60 years or out of it?	Please refer to Clause 31 of LDHB Part- IV (Special Conditions of Lease Agreement) of RFP document. Please refer to Article 20 of LDHB Part- II (General Conditions of Lease Agreement) of RFP document.

Note:

- (1) Bidders have to download the Bid documents from the e-procurement portal i.e. www.tenderwizard.in/RLDA after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the e-bids online.
- (2) Any Corrigendum/Addendum to this RFP Notice, if any, would appear only on above mentioned websites and will not be published in newspapers.
- (3) All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed that bidder has seen the amendments/ Amended bids and e-bid will be evaluated accordingly. The decision of RLDA shall be final and binding.

DGM/Tender



PDF
Digitally signed
by NEERAJ
KUMAR GUPTA
Date:
2024.07.28
11:50:18 IST
Page Reason: PDF
Authenticated



BID FORM 1: Covering Letter

Bid Document No :- (RLDA/2024/RFP/CD-23 Dated

24.06.2024) To,
The Vice Chairman,
Rail Land Development Authority
(RLDA), Unit No. 702-B, 7th Floor,
Konnectus Tower, DMRC Building, Ajmeri
Gate,
New Delhi-110002

Sub :- Bid for Grant of Lease for Commercial Development of approximately
21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar,
Lucknow for 60 years Lease period.

Dear Sir,

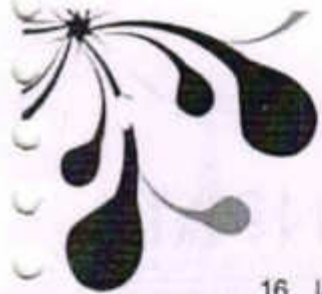
1. With reference to your Bid Document dated **24.06.2024**, I/We **Ganpati Infrastructure Development Company Limited** (Name of Bidder/Name of the Consortium/ Names of all members of the consortium) here by undertake that I/We **Ganpati Infrastructure Development Company Limited** (Name of Bidder/Name of the Consortium/Names of all members of the Consortium) have studied the whole Bid Documents (Non-Variable) "Part-I: Regulation for Bids and Lease Agreement (Amended up to 26.03.2014)" and "Part II: General Conditions.....of Lease Agreement (Amended up to 26.03.2014)" carefully in addition to all other Bidding Documents, addendums, amendments, etc and understood their contents. I/We **Ganpati Infrastructure Development Company Limited** (Name of Bidder/Name of the Consortium/Names of all members of the Consortium) hereby unconditionally agree to abide by all provisions, terms and conditions contained therein and hereby submit my/our Bid for the aforesaid Project for subject Site.
2. My/Our Bid is unconditional and unqualified.
3. I/We also agree to keep this offer open for acceptance for prescribed period from the Bid Due Date.
4. I/We also hereby agree and undertake to abide by all the terms and conditions of the Bid Documents.
5. I/ We acknowledge that the RLDA will be relying on the information provided in the Bid and the documents accompanying the Bid for selection of the Lessee for the aforesaid Project and we certify that all information provided therein is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying the Bid are true copies of their respective originals.
6. This statement is made for the express purpose of our selection as Lessee for the aforesaid Project.
7. I/ We shall make available to the RLDA any additional information it may find necessary or require to supplement or authenticate the Bid.





8. I/ We acknowledge the right of the RLDA to reject our Bid without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.
9. I/ We certify that in the last three years, I/we/any of the Members of our consortium have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract nor have had any contract terminated for breach on our part.
10. I/We declare that:
- a. I/We have examined and have no reservations to the Bid Documents, including any addendum issued by RLDA; and
 - b. I/We do not have any conflict of interest, in accordance with the terms/clauses of the Bid Documents that affects the bidding process; and
 - c. I/We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, in respect of any tender or request for proposal issued by or any agreement entered into with the RLDA or any other Public Sector Enterprise or any Government, Central or State; and
 - d. I/We hereby certify that I/we have taken steps to ensure that in conformity with the provisions of The Bid Documents, no person acting for me/us or on my/our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice; and
 - e. I/We hereby certify that we are not otherwise debarred from participating in this Bid by any provision of Applicable Laws; and
 - f. The undertakings given by me/us along with the Proposal in response to the Bid Documents for the Project were true and correct as on the date of making the Proposal and are also true and correct as on the Bid Due Date and I/We shall continue to abide by them.
11. I/ We understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any Bid that you may receive nor to invite the Bidders to Bid for the Project, without incurring any liability to the Bidders.
12. I/We believe that I/We/ our Consortium satisfy(ies) the Financial Eligibility specified in the Bid Documents and undertake to satisfy Construction Experience within 105 days of issue of LOA.
13. I/We declare that I/We/ any Member of the consortium, am/are/ is not a Member of any other Bidder/consortium submitting a Bid for the Project.
14. I/We certify that in regard to matters other than security and integrity of the country, I/We/ our consortium or any Member of our consortium has not been convicted by a court of law or indicted or adverse orders passed by a regulatory authority, which could cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community nor is there any such investigation pending against us.
15. I/We further certify that in regard to matters relating to security and integrity of the country, I/We/ our consortium or any Member of our consortium have/has not been charge-sheeted by any agency of the Government or convicted by a court of law for any offence committed by us or by any of our associates nor is there any such investigation pending against us.





16. I/We further certify that no investigation by a regulatory authority or security agency relating to security and integrity of the country is pending either against us or against our associates or against our Chief Executive Officer (CEO) / Chief Financial Officer (CFO) or any of our directors/ managers/ employees etc.
17. I/We undertake that in case due to any change in facts or circumstances during the bidding process, the provisions of disqualification in terms of the guidelines referred to above, are attracted in our case, we shall intimate RLDA of the same immediately.
18. In the event of my/ our being declared as the Selected Bidder, I/ We agree to incorporate Special Purpose Company under the Indian Companies Act, 2013 within the time specified in Bid Documents for execution of the Lease Agreement.
19. I/We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by RLDA in connection with the selection of the Bidder, or in connection with the Bidding Process itself, in respect of the abovementioned Project and the terms and implementation thereof.
20. In the event of my/ our being declared as the Selected Bidder, I/We agree to enter into a Lease Agreement in accordance with the draft Lease Agreement has been provided to me/us. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.
21. I/ We have studied all the Bidding Documents carefully and have also surveyed the Site. We understand that except to the extent as expressly set forth in the Lease Agreement, we shall have no claim, right or title arising out of any documents or information provided to us by the RLDA or in respect of any matter arising out of or relating to the Bidding Process including the award of Lease.
22. Bid Security of Rs 1,00,00,000 (Rupees **ONE CRORE**) has been paid online in accordance with the Bid Documents. I/We understand that the full value of the Bid Security shall stand forfeited in case I/We fail to fulfill the requirements laid down in the bid Documents for the purpose.
23. I/We also understand that the full value of Bid Security shall be forfeited in case I/We fail to fulfill the requirements laid down in the Bid document for the purpose.
24. Our Financial Proposal is enclosed in Bid Form-12 in online submission only. The Lease Premium has been quoted by me /us after taking into consideration all the terms and conditions stated in the Bidding Documents, our own estimates of costs and after a careful assessment of the Site and all the conditions that may affect the Project Cost and implementation of the Project.
25. I/ We agree and understand that the Bid is subject to the provisions of the Bid Documents. In no case, I/We shall have any claim or right of whatsoever nature if the Project / Lease is not awarded to me/us or our Bid is not opened or rejected.
26. We declare that the information stated above and in the aforementioned attachments is complete and absolutely correct and any error or omission therein, accidental or otherwise, will be sufficient for RLDA to reject our Bid and forfeit the Bid Security.
27. I/We has/have examined the relevant papers for the Site available with RLDA such as land plan and property card before submission of the Bid. Any sub- divisioning of the Site, if required, has to be done by me/us at my/our own cost. RLDA shall not be held responsible for any delay on account of any shortcoming in land plan,

For Ganpati Infrastructure Development Company Limited





GANPATI
BUILDING DREAMS

An ISO 9001 : 2000 Company

property card and

sub-division and no demand for any compensation shall be raised against RLDA on this account.

28. We, the Consortium Members agree and undertake to be jointly and severally liable for all the obligations of the Lessee under the Lease Agreement.
29. I/We or any of the Directors of my/our company/Member of the Consortium or any or my/our employee has/have not retired as Gazetted Officer within 2 years of the date of submission of the bid and/or taken permission from the President of India for taking employment under me/us, becoming partner, Director in my/our company or taking this contract.

In witness thereof, I/ we submit this Bid under and in accordance with the terms of the Bid Documents.

Yours faithfully,

Date:

11.08.2024

Place: Agra

Seal of the Bidder/

{Lead Member of the Consortium}

For Ganpati Infrastructure Development Company Limited

(Signature of the Bidder/Authorized Signatory)

NIKHIL AGARWAL
(DIRECTOR)

On behalf of Ganpati Infrastructure Development Company Limited,

For Ganpati Infrastructure Development Company Limited
NIKHIL AGARWAL
(DIRECTOR)

- Encl: 1. Checklist of Documents submitted by us
2. Bid Security details paid online
3. Other documents as per prescribed formats

Note:

1. If the Bidder is not a consortium, the provisions applicable to consortium may be omitted.
2. Strike out whichever is not applicable if the Bidder is not an Individual.
3. In case Para 29 above is not complied, details of such persons is to be enclosed.



Ganpati Infrastructure Development Company Ltd. (GIDCO)

© Ganpati Square, Plot No. 14, 2nd Floor, Old Vijay Nagar Colony, Near Police Booth, Agra-282004

Helpline: 0562772200



www.ganpatigroupindia.com
www.ganpatiawes.com

BID FORM 2: General Information about the Bidder

Bid Document No :- (RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Sub: Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

1. Full Name of the Bidder /Lead Member of the Consortium: **GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY LIMITED**
2. Bidder's Constitution (for example Public Limited Co. /Pvt. Ltd. Co.): **PUBLIC LIMITED COMPANY**
3. Bidder's Registered Office and Place of Business and branch office(s) in India, if any, or Residence: **Ganpati Square, Plot No. 94, 2nd Floor, Old Vijay Nagar Colony, Near Police Booth, Agra - 282004**
4. Bidder's Telephone No. **9837009757**
Fax No.
E-mail address: **CEO@GANPATIGROUPINDIA.COM**
5. Name & Address of Directors of the Company
 - (a) **NIKHIL AGARWAL**
Director
Address: **Ganpati Square, Plot No. 94, 2nd Floor, Old Vijay Nagar Colony, Vijay Nagar Police Chowki, Agra, Uttar Pradesh – 282004**
Phone Number: **9837009757**
Email ID: **MD@GANPATIGROUPINDIA.COM**
 - ANIL AGARWAL**
Director
Address: **Ganpati Square, Plot No. 94, 2nd Floor, Old Vijay Nagar Colony, Vijay Nagar Police Chowki, Agra, Uttar Pradesh – 282004**
Phone Number: **9837009757**
Email ID: **CEO@GANPATIGROUPINDIA.COM**

(Provide names, office & residential addresses, telephone nos, fax nos, e-mail, Profession / Business engaged in etc.
6. Profile of the Bidder giving details of current activities, background of promoters and management structure including evidence of incorporation and proposed role and responsibilities in this Project, brief description of its main lines of business, details of current activities, Country of incorporation: The Bidder is a Public Limited Company based in Agra, Uttar Pradesh and is involved in the development of real estate projects.
7. Details of individual(s) who will serve as the point of contact/communication for the

Ganpati Infrastructure Development Company Ltd. (GIDCO)

© Ganpati Square, Plot No. 94, 2nd Floor, Old Vijay Nagar Colony, Near Police Booth, Agra-282004

Helpline: +91 522 779002





- (a) Name: Rahul
(b) Designation: CEO
(c) Company: GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY LIMITED
(d) Address: Ganpati Square, Plot No. 94, 2nd Floor, Old Vijay Nagar Colony, Vijay Nagar Police Chowki, Agra, Uttar Pradesh – 282004
(e) Telephone Number: 9837009757
(f) E-Mail Address: CEO@GANPATIGROUPINDIA.COM
(g) Fax Number:

8. Particulars of the Authorized Signatory of the Bidder, if any
(a) Name: NIKHIL AGARWAL
(b) Designation: DIRECTOR
(c) Address: Ganpati Square, Plot No. 94, 2nd Floor, Old Vijay Nagar Colony, Vijay Nagar Police Chowki, Agra, Uttar Pradesh – 282004
(d) Phone Number: 9837009757
(e) Fax Number:
(f) E-Mail Address: MD@GANPATIGROUPINDIA.COM

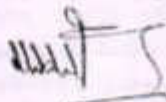
9. Particulars of the bank details where Bid Security/ Performance Security/ any other payable etc. may be refunded:

Name of Account Holder	Ganpati Infrastructure Development Company Limited
Bank Account No.	40813078158
Type of Account : Current/Saving/etc.	Current
Name of Bank	State Bank of India
IFSC Code	SBIN0063855
Branch Address	Nagla Bhao Industrial Area, Firozabad

Note:

1. In case of foreign company (ies), the same must be incorporated under the laws of the country of registration.
2. Certificate of Incorporation or equivalent of such foreign company should be either certified by the statutory auditor of the company or the Company Secretary.
3. All information required in terms of this Form shall be given in respect of each of the Members of the consortium.

For Ganpati Infrastructure Development Company Limited


Director



Rec En - 08/10/2024

Fz
(PA/DGM/LKO)

GANPATI
BUILDING DREAMS
An ISO 9001 : 2000 Company

DATE:- 08.10.2024

To,

The Chief Project Manager,

Rail Land Development Authority (RLDA),

Lucknow, U.P.

Subject: Grant of Lease for Commercial Development of Approx. 21,215 sqm of Railway Land Pocket F in Vibhuti Khand, Gomti Nagar, Lucknow, for 60 Years Lease Period.

References:

1. RFP No. RLDA/2024/RFP/CD-23 dated 24.06.2024
2. LOA No. RLDA/2020/Project/Consultancy/ Gomti Nagar/2327, dated 18.09.2024

Dear Sir,

With reference to the above subject and the request for proposal (RFP) under reference no. 1, We would like to bring the following to your kind notice:

At the time of bid submission in response to RFP No. RLDA/2024/RFP/CD-23 dated 24.06.2024, We submitted bid form 3A to demonstrate our construction experience as per the requirements of the RFP.

In compliance with the provisions of Clause 4.0 (C) of the RFP, We here by submit bid form 3B within the stipulated timeline of 105 days. We are also enclosing the necessary supporting documents to substantiate our construction experience, as required by the said clause.

We request your kind consideration of our submission and grant of the least for the commercial development of the said 21,215 sqm of railway land near Vibhuti Khand, Gomti Nagar, Lucknow, on a 60-years release period, as per the redevelopment plans for Gomti Nagar station.

Yours Sincerely,

For Ganpati Infrastructure Development Company Limited


NIKHIL AGARWAL
Director





Grant of Lease for Commercial Development of approx. 21215 sqm of Railway land of pocket -F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years lease period.

(RFP Notice No.RLDA/2024/RFP/CD-23 Dated – 24.06.2024)

Place :

BID FORM 3 (B): Information for Construction Experience

Tender No RLDA/2024/RFP/CD-23 Dated 24.06.2024

Name of Project: Grant of Lease for Commercial Development of approx. 21,215 sqm of Railway land Pocket – F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years lease period.

Name of Bidder/ Member of the Consortium (holding at least 10% equity) OR Contracted Agency/entity of the Bidder: Ganpati Infrastructure Development Company Limited.

S. No.	Name and location of relevant project	Name of the Client/owner	Name of Implementing Agency and its relationship with the Bidder with documentary evidence/self	Brief description about the Nature of the Project	Total Built up Area in Sq.M.	Date of Completion of Project	Remarks
1	Ganpati World - II, Agra.	Ganpati Infrastructure Development Company Limited	Self	Residential	32786.78	30.09.2021	—

Certificate by a registered architect:

We, declare that above mentioned project(s) has/have been fully/partially completed and the project(s)/completed built up area is ready for occupation/ has already been occupied/commissioned.

Dated this 28 day of Sep 2024



Certificate by Statutory Auditor of the Bidder or Contracted Entity



(Jagan Kumar) **AJ. JAPAN KUMAR**

Regd. No. CA/2002/30011

302, Aditya Celebrity Homes,
Sect-76, Noida-201301



Grant of Lease for Commercial Development of approx. 21215 sqm of Railway land of pocket -F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years lease period.

(RFP Notice No.RLDA/2024/RFP/CD-23 Dated – 24.06.2024)

We, in our capacity as the Statutory Auditor of Ganpati Infrastructure Development Company Limited certify that Ganpati Infrastructure Development Company Limited has executed the above-listed projects as owner/ developer/ ~~contractor~~ and /or through its Holding/Subsidiary Company/Entity (as per clause 3 (d) of Part-I read with clause 1.5 of ITB.



UDIN - 24409415 B KBJCN7204

Counter-Signed:

We accept that all details/documents/attachments provided with this Bid Form are complete and absolutely correct and any error or omission therein, accidental or otherwise, will be sufficient for RLDA to reject our Bid and forfeit the Bid Security.

Nikhil Agarwal

In the capacity of Director duly authorized to sign this Bid for and behalf of Ganpati Infrastructure Development Company Limited, Ganpati Square, Plot No.94, 2nd Floor, Old Vijay Nagar Colony, Agra 282004.

Note:

1. In case a Bidder/Member of the Consortium/Contracted Entity is drawing any experience of its holding/subsidiary company/entity, the name of such company/Entity and relationship with the Bidder/Member of the Consortium shall also be clearly mentioned in the 'Remarks' column against the particular project.
2. In case Members of a Consortium are aggregating their individual experiences to qualify, the above information must be provided separately for each Member strictly as per the specified format.
3. *For those Bidders/their Members/Contracted Entity whose accounts are not required to be audited as per the law "Statutory Auditor" will be replaced with "practicing Chartered Accountant" who is a member of ICAI.
4. *In jurisdictions (foreign countries) that do not have Statutory Auditors, the firm of auditors which audits the annual accounts of the Bidder may provide the certificates.
5. In case Bid Form 3B consists of more than one page, Registered Project Architect, Statutory Auditor & Authorised Signatory shall sign with seal on all pages.



PAN No. AABPV6127G
GSTIN - 07AABPV6127G1ZN

Completion certificate

Ganpati world - II

This is certified that a residential real estate project namely Ganpati world-II executed by Ganpati Infrastructure Development Company Limited bearing address at Khasra Number 3, 11 & 12 mauza budhera, Tahsil and district Agra has been successfully completed on 30th September 2021. The project was executed in accordance with the approved Plans by ADA and specification.

The entire construction process was carried out under my supervision ensuring compliances with all architectural standard and regulatory requirements.

it is worth to mention that completion certificate from ADA for the above-mentioned project has been applied on 7th October 2021 and the units at the project has been occupied by the allottees.

Date: - 12 Oct 2021

Architect: - Tapan Kumar

License Number: - CA/2002/30011

Address: - A-302, Aditya Celebrity Homes, Sect - 76, Noida - 201301

Contact Number: - 9811795416


At: TAPAN KUMAR
Regd. No. CA/2002/30011
Tapan Kumar
(Architect)
A-302, Aditya Celebrity Homes,
Sect-76, Noida-201301





INDIA NON JUDICIAL



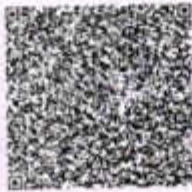
Government of Uttar Pradesh

IN-UP01447761256806W

e-Stamp

Shan Lal Agarwal
Stamp Vendor
Licence No.: 62
E-Stamping ACC ID:- UP14437304
Civil Court, Agra
Mob. No:- 9458021408

Certificate No. : IN-UP01447761256806W
Certificate Issued Date : 27-Sep-2024 04:11 PM
Account Reference : NEWIMPACC (SV)/ up14437304/ AGRA SADAR/ UP-AGR
Unique Doc. Reference : SUBIN-UPUP1443730498070822276612W
Purchased by : DISTRICT NOTARY AGRA
Description of Document : Article 42 Notarial Act
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : DISTRICT NOTARY AGRA
Second Party : Not Applicable
Stamp Duty Paid By : DISTRICT NOTARY AGRA
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

12/1/24
29/9/24



Security Alert:

1. An e-Stamp certificate should be verified at www.shoestamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. The details appearing on the Certificate and as available on the website / Mobile App renders it invalid.
3. The e-Stamping process is subject to the terms and conditions of the e-Stamping system.
4. In case of any discrepancy please inform the Competent Authority.



INDIA NON JUDICIAL



IN-UP03035007038987W

Government of Uttar Pradesh

e-Stamp

Mohan Lal Agarwal
Stamp Vendor
Licence No.- 62
E-Stamping ACC ID:- UP1443
Civil Court, Agra
Mob. No:- 9456021406

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-UP03035007038987W
: 29-Sep-2024 02:06 PM
: NEWIMPACC (SV)/ up14437304/ AGRA SADAR/ UP-AGR
: SUBIN-UPUP1443730402853585738532W
: NIKHIL AGARWAL SO ANIL AGARWAL
: Article 4 Affidavit
: Not Applicable
: RLDA
: NIKHIL AGARWAL SO ANIL AGARWAL
: NIKHIL AGARWAL SO ANIL AGARWAL
: 100
(One Hundred only)



A-21/m
29/9/2024



Please write or type below

शपथपत्र

समक्ष:-श्रीमान उपाध्यक्ष महोदय,

रेल भूमि विकास प्राधिकरण

नई दिल्ली।

शपथपत्र मिनजानिब निखिल अग्रवाल पुत्र श्री अनिल अग्रवाल निवासी-123,
विजय नगर कॉलोनी, आगरा।

शपथकर्ता शपथपूर्वक निम्न बयान करता है:-

- यह कि शपथकर्ता उपरोक्त पते का स्थायी निवासी है।
- यह कि शपथकर्ता गनपति इन्फ्रा स्ट्रक्चर डवलपमेन्ट कम्पनी लि0 में बतौर निदेशक कार्यरत है।



Handwritten signature



Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holder.
The details on this Certificate and as available on the website / Mobile App renders it invalid.
If there is any discrepancy please inform the Competent Authority.

3. यह कि शपथकर्ता की कम्पनी के द्वारा बनाया गया आवासीय प्रोजेक्ट जिसका नाम गनपति वर्ल्ड-2 है, पता- मौजा बुढ़ेरा, खसरा नं० 3, 11 व 12 पर स्थित है।
4. यह कि यह प्रोजेक्ट 30 सितम्बर 2021 को पूर्ण कर दिया गया है व आवंटियों को भवन भी आवंटित कर दिये गये हैं।
5. यह कि इस प्रोजेक्ट का पूर्णतः प्रमाण पत्र (Completion Certificate) के लिए दिनांक 07.10.2021 को आवेदन कर दिया गया है जो कि आगरा विकास प्राधिकरण की तरफ से लम्बित है।
6. यह कि उपरोक्त पूर्णतः प्रमाण पत्र के प्राप्त होने तक निम्नलिखित दस्तावेज इसके एवज में प्रस्तुत कर रहे हैं।

1. गनपति वर्ल्ड-2 का प्रमाणित नक्शा
2. आर्केटेक्ट पूर्णतः प्रमाणपत्र
3. आवेदिक पूर्णता: प्रमाण पत्र की प्रतिलिपि
4. प्रोजेक्ट अग्निशमन का अनापत्ति प्रमाण पत्र
5. गनपति वर्ल्ड-2 के प्रोजेक्ट के वर्तमान चित्र

सत्यापन:-सत्यापित किया जाता है कि शपथपत्र की मद संख्या-1 लगायत 6 मेरी निजी जानकारी में सत्य व सही है इसमें कुछ भी छिपाया नहीं गया है सत्यापन आज दिनांक 29.09.2024 को दीवानी कचहरी आगरा पर किया गया।

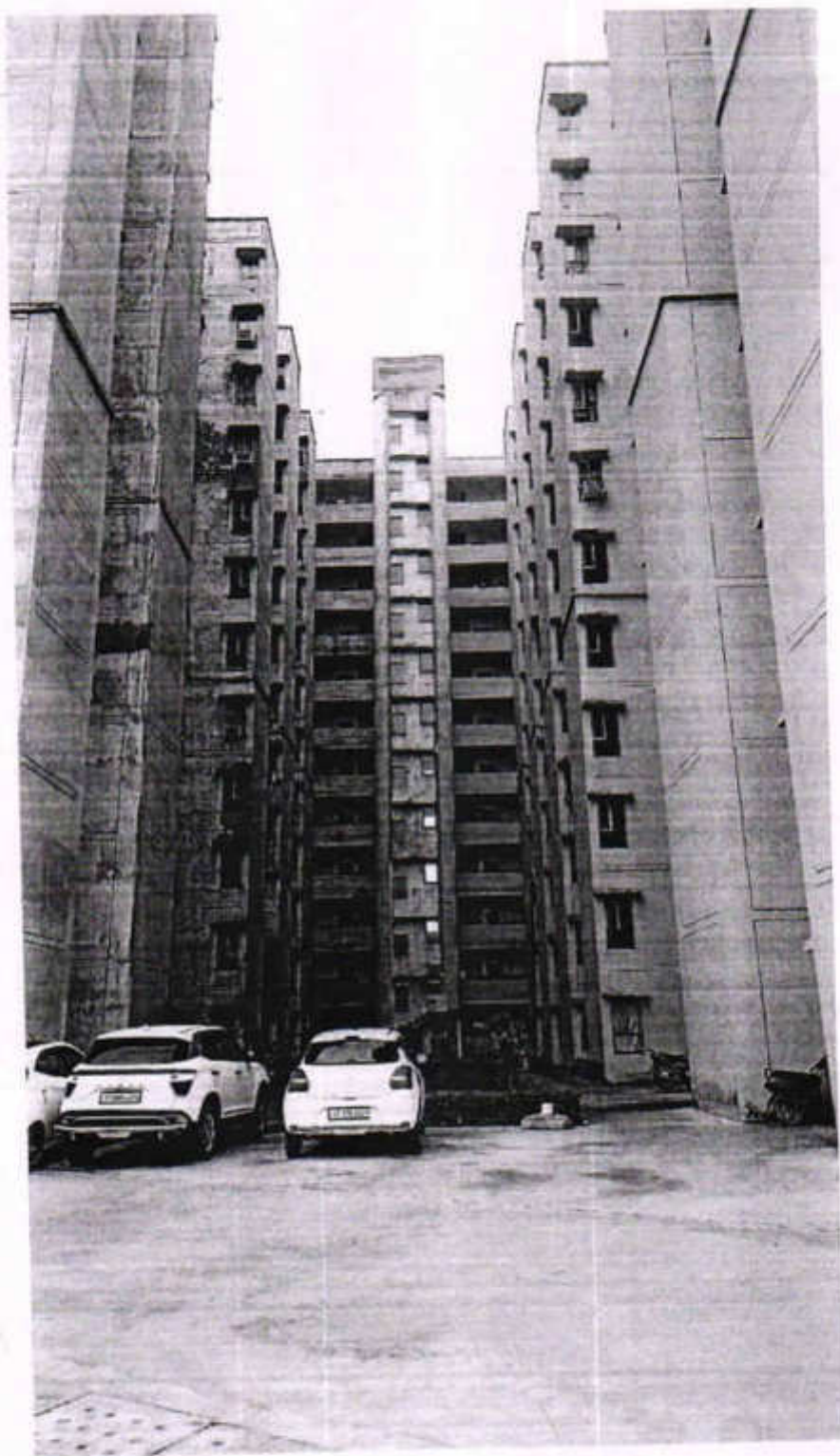


Original & Stat
The deponent who solemnly affirms
in Oath
Anil Kumar
29/9/2024



शपथकर्ता
Anil Kumar
Brahman Singh













Am 1/1/20



M012041F



प्रेषक,

नगर नियोजक,
आगरा विकास प्राधिकरण,
आगरा।

सेवा में,

मै0गणपति इन्फ्रास्ट्रक्चर डवलपमेन्ट कम्पनी लि0
द्वारा श्री निखिल अग्रवाल,
31/472, सी-1, गणेश प्लाजा, सुल्तानगंज, बाईपास,
आगरा।

पत्रांक : 4/बीएफटी/समाजवादी/16-17

दिनांक: 20/5/2017

विषय: खसरा सं0 12, 11 व 3, मौजा-बुढ़ेरा, तहसील व जिला आगरा पर 'गणपति वर्ल्ड-2' के नाम से आवास योजना (समाजवादी) के अन्तर्गत समूह आवास भवन मानचित्र की स्वीकृति के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक आपको सूचित किया जाता है कि प्रश्नगत खसराओं की भूमि पर आपके द्वारा आवासीय योजना (समाजवादी) के अन्तर्गत प्रस्तुत समूह आवास भवन मानचित्र पर उपाध्यक्ष महोदय के आदेश द्वारा निम्न शर्त/प्रतिबंधों के अधीन औपचारिकताओं की पूर्ति की दशा में स्वीकृति प्रदान कर दी गयी है-

1. भू-स्वामित्व सम्बन्धी वाद-विवाद होने अथवा उत्पन्न होने की दशा में दी गयी स्वीकृति स्वतः निरस्त समझी जायेगी।
2. आवेदक को कूड़ा का निस्तारण अपने संसाधनों से स्वयं करना होगा।
3. विभिन्न विभागों द्वारा निर्गत की गयी अनापत्ति प्रमाणपत्रों में उल्लिखित समस्त शर्तों का अक्षरशः अनुपालन सुनिश्चित करना होगा एवं पक्ष द्वारा इस आशय का शपथपत्र भी प्रस्तुत करना होगा।
4. आवेदक को प्रस्तावित स्थल पर भवन उपविधि-2008 के अनुसार वृक्षारोपण करना होगा तथा रेन वाटर हार्वेस्टिंग सिस्टम की व्यवस्था करनी होगी।
5. इस आशय का शपथपत्र पक्ष को प्रस्तुत करना होगा कि रोड वाइडनिंग हेतु भूमि को निःशुल्क प्राधिकरण को हस्तान्तरित करेगा तथा इसके सम्बन्ध में किसी भी प्रकार के प्रतिकर की माँग नहीं करेगा।
6. रेन वाटर हार्वेस्टिंग सिस्टम की स्थापना हेतु रू0 2.00 लाख की धरोहर राशि मानचित्र निर्गत से पूर्व जमा करानी होगी। रेन वाटर हार्वेस्टिंग सिस्टम की स्थापना उपरान्त धरोहर राशि वापस की जाएगी।
7. योजना के नियोजन, विकास/निर्माण कार्य एवं ऑपरेशन एवं मैन्टीनेन्स में जल एवं ऊर्जा के संरक्षण, सोलर एनर्जी के उपयोग, प्रदूषण नियंत्रण तथा ग्रीन कवर के रखरखाव हेतु समुचित प्राविधान करने होंगे।
8. विकासकर्ता द्वारा योजना का कियान्वयन डी0पी0आर0 के अनुमोदन की तिथि से एक वर्ष/विस्तारित अवधि के अन्दर प्रारम्भ करना अनिवार्य होगा तथा समस्त विकास एवं निर्माण कार्य 5 वर्ष में पूर्ण करने होंगे। उत्तुंगधन की दशा में विकासकर्ता को विकास शुल्क, भू-उपयोग परिवर्तन शुल्क, स्टॉम्प शुल्क के रूप में दी गई छूट तथा अन्य इन्फेस्टिव वापस ले लिए



9. विकासकर्ता द्वारा योजना के समस्त आंतरिक एवं बाह्य विकास कार्य अपनी लागत पर स्वयं कियान्वित किए जायेंगे परन्तु कतिपय ट्रंक अवस्थापना सुविधाओं यथा-ड्रेनेज, सीवररेज, जलापूर्ति, आदि के लिए यदि कनेक्टिविटी प्राप्त की जाती है, तो सम्बन्धित शासकीय अभिकरण/विभाग को समानुपातिक व्यय देय होगा। यदि भविष्य में बाह्य विकास शुल्क की मांग की जाती है तो वह विकासकर्ता को जमा करानी होगी।
10. विकासकर्ता द्वारा योजना के विकास/निर्माण कार्य पूर्ण किये बिना भूमि अथवा उसके किसी भू-भाग का हस्तान्तरण/सब-लीजिंग अनुमन्य नहीं होगी। उल्लंघन की दशा में विकासकर्ता को प्रदत्त समस्त रियायतें/इन्सेन्टिव वापस ले लिए जायेंगे।
11. अफॉडेबल हाउसिंग एवं अन्य भवनों का आवंटन/विक्रय विकासकर्ता द्वारा स्वयं किया जायेगा।
12. विकासकर्ता द्वारा डी0पी0आर0 की स्वीकृति के समय रु0 100.00 के स्टाम्प पेपर पर शासकीय अभिकरण को इस आशय का शपथ पत्र प्रस्तुत किया जायेगा कि वह अफॉडेबल हाउसिंग के अंतर्गत निर्मित भवनों की इस नीति के अधीन निर्धारित सीलिंग कास्ट से अधिक लागत पर तथा किसी व्यक्ति को एक से अधिक भवन/फ्लैट का आवंटन/विक्री नहीं करेगा। विकासकर्ता द्वारा भवनों के आवंटन में प्रचलित शासकीय नीतियों के अनुसार आरक्षण सम्बन्धी नियमों का अनुपालन सुनिश्चित किया जाएगा।
13. योजना का पूर्णता प्रमाण पत्र प्राप्त करना अनिवार्य होगा।
14. जल निस्तारण की व्यवस्था "जीरो डिस्चार्ज" के अनुसार सुनिश्चित करनी होगी।
15. कालोनी के समस्त विकास कार्य मानकों के अनुसार पूर्ण करके कालोनीवासियों की रेजीडेंट वेलफेयर सोसाइटी रजिस्टर्ड कराकर अनुरक्षण हेतु उन्हें अथवा नगर निगम को हस्तान्तरण होने तक समस्त रखरखाव विकासकर्ता को करना होगा तथा इस हेतु प्राधिकरण के साथ नियमानुसार अनुबंध करना होगा। अनुरक्षण हेतु प्राधिकरण का कोई दायित्व नहीं होगा।
16. विकासकर्ता द्वारा ले-आउट प्लान की स्वीकृति के समय प्रचलित नियमों के अनुसार सम्बन्धित प्राधिकरण के साथ डेवलपमेंट एग्रीमेंट निष्पादित किए जाने एवं परफॉर्मेन्स गारण्टी दिया जाना है। परफॉर्मेन्स गारण्टी हेतु प्राधिकरण के पक्ष में योजना के कुल क्षेत्रफल की 15 प्रतिशत भूमि के मूल्य के बराबर बैंक गारण्टी देय होगी अथवा योजना के कुल क्षेत्रफल की 15 प्रतिशत भूमि (जो विक्रय योग्य हो) प्राधिकरण के पक्ष में बंधक रखी जा सकती है। बंधक रखी गई भूमि पर विकास/निर्माण की अनुमति होगी, परन्तु उक्त भूमि अथवा उस पर निर्मित सम्पत्तियों की विक्री अनुमन्य नहीं होगी। बैंक गारण्टी/बंधक रखी गई भूमि को योजना के विकास एवं निर्माण कार्यों के पूर्ण होने पर अवमुक्त किया जाएगा। विकास अनुबंध (डेवलपमेंट एग्रीमेंट) का निष्पादन प्राधिकरण द्वारा प्रचलित नियमों के अनुसार सुनिश्चित किया जाएगा।
17. आवेदक द्वारा स्थल पर निर्माण/विकास कार्य इन्चार्जमेंट इम्पैक्ट असेसमेंट से पर्यावरणीय क्लियरेंस प्राप्त करने के उपरान्त ही प्रारम्भ किया जायेगा।
18. प्रस्तावना में कम्पनसेट्री एफ0ए0आर0 का लाभ लिया गया है, अतः मार्ग विस्तार की भूमि निःशुल्क प्राधिकरण को उपलब्ध करानी होगी।
19. योजना के मध्य से निकल रही नाली को सदैव ओपन रखा जायेगा, जिस पर बाउण्ड्रीवाल के निर्माण की अनुमति भी मान्य नहीं होगी।
20. निर्माण सामग्री अथवा मलबा को मैटल्ड रोड पर स्टोर नहीं किया जायेगा। मैटल्ड रोड से अलग निर्माण सामग्री को एकत्र करने हेतु स्थल का विन्हांकन करना होगा।

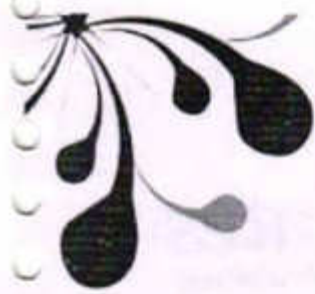


22. पर्यावरण एवं वन मंत्रालय, भारत सरकार द्वारा जारी गाईडलाइन-2010 के अनुसार आवेदक/भवन स्वामी निर्माण स्थल, सड़क, गली व कालोनी में स्थित निर्माण सामग्री को ढक कर रखवायेगा तथा भवन निर्माण सामग्री का भण्डारण ऐसे स्थान पर किया जाये कि वह उड़कर हवा में न फैले। आवेदक को पर्यावरण एवं वन मंत्रालय द्वारा जारी गाईडलाइन-2010 में निहित समस्त निर्देशों का अक्षरशः अनुपालन सुनिश्चित करना होगा।
23. भवन निर्माण सामग्री के आवागमन हेतु प्रयोग होने वाले ट्रकों व अन्य वाहनों को भी ढक कर लाया व ले जाया जायेगा तथा वाहनों से उतारने के बाद आवश्यक साफ-सफाई की जायेगी।
24. ऐसे कर्मचारी जो स्थल पर निर्माण कार्य कर रहे हैं अथवा निर्माण सामग्री को चढ़ाने व उतारने का कार्य करते हैं, विकासकर्ता द्वारा उन्हें मास्क उपलब्ध कराये जायेंगे ताकि डस्ट उनके स्वास्थ्य में न जायें तथा ऐसे कर्मचारियों के चिकित्सा सुविधा व आवश्यक जॉच व उपचार की उचित व्यवस्था किया जाना होगा।
25. पत्थर काटने व ग्राइण्डिंग का कार्य करते समय पर्यावरण में डस्ट पार्टिकल न उड़कर जायें, उल्लकी उचित व्यवस्था आवेदक द्वारा सुनिश्चित करवायी जायेगी तथा निर्माण स्थल पर हवा को रोकने के लिए दीवार आदि भी बनाये जाने की व्यवस्था सुनिश्चित की जायेगी। आवश्यकतानुसार वृक्षारोपण किया जायेगा।

अतः निरीक्षण शुल्क ₹0 9,36,541.00, लेबर शुल्क ₹0 5,81,000.00 तथा रेन वाटर हार्वेस्टिंग धरोहर राशि ₹0 2,00,000.00 प्राधिकरण कोष में एक माह के अन्दर एकमुश्त जमा कराते हुये, उक्त औपचारिकताओं को पूर्ण कराना सुनिश्चित करें। यदि आपके द्वारा उक्त निर्धारित समयावधि के अन्दर वांछित धनराशि जमा कराते हुये औपचारिकताओं को पूर्ण नहीं किया जाता है तो ऐसी दशा में प्रदान की गयी स्वीकृति स्वतः निरस्त मानी जायेगी, जिसका समस्त उत्तरदायित्व स्वयं आपका होगा।

भवदीय
20/05/17
नगर नियोजक





BIDFORM -3(A)

Ref. RFP No. (RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Sub:- Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

Date:

To,

**The Vice Chairman
Rail Land Development Authority,
Unit No.702-B, 7th Floor, Konnectus Tower-2,
DMRC Building, Ajmeri Gate, New Delhi-110002**

Dear Sir,

We refer to the Request for Proposal dated 24.06.2024 including any corrigendum/ addendum issued hereto (collectively referred to as the "RFP") issued by the Authority in connection with the captioned Project.

We, in response to the RFP, have submitted our Application for the Project and in terms of Construction Experience Criteria set out in Clause 4.0 (C) of the Instruction to Bidders (Part III of Bid Documents), hereby agree, confirm and undertake to the Authority that in the event of our Bid being accepted by the Authority and the Project being awarded to us, we shall, forthwith and in any case not later than the prescribed period of 105 days, demonstrate and fulfill the Construction Experience as outlined in Clause 4.0 (C) of the Instruction to Bidders (Part III of Bid Documents), for undertaking and performing the necessary construction works in connection with the Project in accordance with the provisions of RFP Documents either:

- (i) Ourselves as the Applicant/Bidder/through Associates, or
- (ii) Entering into a suitable legally binding agreement, with prior approval of the Authority, with an entity who fulfills the afore mentioned Construction Experience and is allowed to do business in India as per Applicable Laws and such agreement(s) shall be in conformity with the provisions of the RFP Documents.

In the event we are unable to secure and furnish to the Authority on or before the prescribed period, in the form and manner satisfactory to the Authority, suitable legally binding agreement as above for undertaking and performing the necessary obligations, the Authority shall be entitled in its sole and absolute discretion and without any reference to us, take such action against us as suitable, including cancellation of the LoA and appropriate the Bid Security, and impose the Liquidated Damages, as it may deem fit. And we agree that any decision of the Authority in this regard shall be final and binding on us.

All capitalized terms used herein unless specifically defined shall have the meaning as ascribed under the RFP.

For Ganpati Infrastructure Development Company Limited

Yours faithfully,

**Nikhil Agarwal
(Director)**

On behalf of Ganpati Infrastructure Development Company Limited

(Signature, name and designation of the Authorized signatory)

(Name and seal of Applicant/Lead Member) & Designation:

Date: 11.08.2024



Ganpati Infrastructure Development Company Ltd. (GIDCO)

© Ganpati Square, Plot No. 1, 2nd Floor, Old Vjay Nagar Colony, Near Police Booth, Agra-282004
Helpline: +91 9997770002

www.ganpatigroupindia.com
www.unnatiawasyojns.com



A. J. Associates

Chartered Accountants

Date: 11.08.2024

BID FORM 4: Information for Financial Qualification (For Bidder / Each Member of the Consortium)

Bid Document No :- (RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Sub :- Bid for Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

- a) **Total/Gross Turn-Over:** The aggregate total/gross turn-over (as defined in Clause 5.3 of ITB) as per the audited annual financial statement* of the last three Financial Years should be presented in the following tabular format (along with the copies of above documents) certified by the Statutory Auditor of the Bidder or of each Member (in case of a Consortium).

Name of Bidder / Each Member of the Consortium (holding at least 26% equity):

S. No	Head	Total/ Gross Turn-Over (in Indian Rupees)
1	Financial Year-2021-22	
2	Financial Year-2022-23	
3	Financial Year-2023-24	
4	Sum of Total/Gross Turnover of Three Years	
5	Average Annual Total/Gross Turnover (Gross Total÷3)	

OR

- b) **Net worth:** Net Worth shall mean (Subscribed and Paid up Equity Capital (not to include any Share Application Money/Preference Share Capital) including Equity/Security Premium+ General Reserves) Less (Revaluation Reserves + Accumulated Losses + Miscellaneous Expenditure not written off + Accrued Liabilities not accounted for + Intangible Assets). It should be presented in the following tabular format (along with the copies of audited annual financial statement of FY 2023-24 /year claimed) certified by the Statutory Auditor of the Bidder or of each Member (in case of a Consortium):

Calculation of Net Worth for Financial Year: 31 st March 2024		
Particulars	Amount (Rs. in Cr)	
Subscribed and Paid up Equity/ Capital (including Equity/Security Premium)	18.41	
Add General Reserves	32.62	
Less Revaluation Reserves	0	
Less Accumulated Losses	0	
Less Miscellaneous expenditure not written off	0	
Less Accrued liabilities not accounted for	0	
Less Intangible Assets	0	
TOTAL NET WORTH	51.03	

For General Infrastructure Development (GID) Category

UAIN: 24409415BK@IYX6897

Shop No. 9, Block No. 7, Shoe Market, Sanjay Place, Agra-282002 | Ph.: 0562-4061719

E-mail: ajassociates.ca@gmail.com, info@ajassociates-india.com | Website: www.ajassociates-india.com





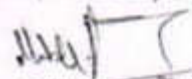
A. J. Associates

Chartered Accountants

Date: 11.08.2024

*For conversion of other currencies to Indian Rupees the rate of conversion shall be as per the Reserve Bank of India ("RBI") reference rate as on the first day of the month preceding the month of opening of Bid. In case of currencies not indicated under the RBI reference rate, the same shall be converted to US\$ as per IMF reference rate as on the Conversion Date and the amount so derived in US\$ shall be converted into Indian Rupees as per the US\$ RBI reference rate as on the conversion date.

For Ganpati Infrastructure Development Company Limited


NIKHIL AGARWAL

(Name & Signature of Authorised Signatory)

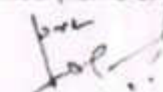
In the capacity of DIRECTOR (position) duly authorized to sign this Bid

for and behalf of **Ganpati Infrastructure Development Company Limited** (name of Bidder / Lead-Member-of-the-Consortium)

Address: **GANPATI SQUARE, PLOT NO. 94, 2ND FLOOR, OLD VIJAY NAGAR COLONY, VIJAY NAGAR POLICE CHOWKI, AGRA, UTTAR PRADESH - 282004**

The information given above are true as per the audited annual financial statement of the Bidder/Member. We have signed this Bid Form 4 in our capacity as the Statutory Auditor*

of **Ganpati Infrastructure Development Company Limited** (name of the Bidder/ Member-of-Consortium).


Signature of the Statutory Auditor*
CA PRERIT AGARWAL
PARTNER M.NO.409415
A.J. ASSOCIATES.
Name of the Statutory Auditor



Company Seal of the Statutory Auditor*

Note:

1. In case a Bidder/Member of the Consortium is drawing any financial eligibility of its holding/subsidiary Company /Entity, a separate Form-4 in the name of each such company/entity firm along with proof of relationship with the Bidder/Member of the Consortium shall also be attached which should also be supported with relevant applicable Form-9, 9 (A), 10 and 10 (A) of Part-III ITB.

Shop No. 9, Block No. 7, Shoe Market, Sanjay Place, Agra-282002 | Ph.: 0562-4061719

E-mail: ajassociates.co@gmail.com, info@ajassociates-india.com | Website: www.ajassociates-india.com





A. J. Associates

Chartered Accountants

Date : 11.08.2020

2. In case Members of a Consortium are aggregating their individual experiences to qualify, the above information must be provided separately for each Member as per the specified format signed by the respective statutory auditors.
3. *For those Bidders/their Members whose accounts are not required to be audited as per the law "Statutory Auditor" will be replaced with "practicing Chartered Accountant" who is a member of ICAI.
4. *In jurisdictions (foreign country) that do not have Statutory Auditors, the firm of auditors which audits the annual accounts of the Bidder may provide the certificates required under Financial Eligibility criteria.
5. In case Bid Form 4 consists of more than one page, Statutory Auditor & Authorised Signatory shall sign with seal on all pages.
6. Partners of a Partnership Firm can participate as individuals or form a Consortium. The Financial experience of the partnership firm can be considered as the experience of Partner(s) in proportion to their respective stakes in the Partnership Firm for Financial eligibility for such Bidder/Member of Consortium. The Bidder has to also submit the copy of Partnership Deed and Bid Forms - 9A & 10A.
7. Please refer to clause 3(b)(iv) of "Part-I Regulations for Bids and Lease Agreements".

For General Infrastructure Development Company Limited


Director



Shop No. 9, Block No. 7, Shoe Market, Sanjay Place, Agra-282002 | Ph.: 0562-4061719
Fax : 0562-4061719 | Mobile : +91-9897755550, 9837162564
Email : ajassociates.ca@gmail.com, info@ajassociates-india.com | Website : www.ajassociates-india.com





INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP4160673513266W

e-Stamp

Shah Lal Agarwal

Stamp Vendor

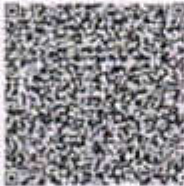
License No. 62

E-Stamp ACC ID: UP14-21-4

Civil Court, Agra

Mob. No. 9458021400

Certificate No. : IN-UP41466673513266W
Certificate Issued Date : 08-Aug-2024 05:19 PM
Account Reference : NEWIMPACC (SV)/ up14437304/ AGRA SADAR/ UP-AGR
Unique Doc. Reference : SUBIN-UPUP1443730478022158661362W
Purchased by : NOTARY TICKET STAMP
Description of Document : Article 42 Notarial Act
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : NOTARY TICKET STAMP
Second Party : Not Applicable
Stamp Duty Paid By : NOTARY TICKET STAMP
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.eStampIndia.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The duty of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



INDIA NON JUDICIAL



IN-UP43545985194481W

Government of Uttar Pradesh

e-Stamp

Sanjay Mittal
SANJAY MITTAL (S.V.)
 LIC. No- 08, ACC ID- UP14191
 Tehsil Sadar, Agra

Certificate No.	: IN-UP43545985194481W
Certificate Issued Date	: 11-Aug-2024 03:22 PM
Account Reference	: NEWIMPACC (SV)/ up14191904/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1419190483683535124125W
Purchased by	: NIKHIL AGARWAL
Description of Document	: Article 48 Power of Attorney
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MESSERS GANPATI INFRASTRUCTURE DEVELOPMENT CO LTD
Second Party	: NIKHIL AGARWAL
Stamp Duty Paid By	: NIKHIL AGARWAL
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line



Statutory Alert:

1. The authenticity of this Stamp is guaranteed by the Government of India. It is valid for use in the State of Uttar Pradesh only. It is not valid for use in any other State.
2. The date of expiry of this Stamp is 11/08/2024. It is valid for use in the State of Uttar Pradesh only. It is not valid for use in any other State.

BID FORM 7: Special Power of Attorney for signing of Bid

Bid Document No :-(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Know all men by these presents, I/We, **GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY LIMITED, ADDRESS: GANPATI SQUARE, PLOT NO. 94, 2ND FLOOR, OLD VIJAY NAGAR COLONY, VIJAY NAGAR POLICE CHOWKI, AGRA, UTTAR PRADESH - 282004** (name of the Bidder and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorize Mr. / Ms **NIKHIL AGARWAL**(Name), son/daughter/wife of **SHRI ANIL AGARWAL** and presently residing at **123, NORTH VIJAY NAGAR COLONY, DAYAL BAGH, S.O. AGRA, UTTAR PRADESH - 282005**, who is [presently employed with us/ the Lead Member of our Consortium and holding the position of **DIRECTOR**, as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our bid for "**Bid for Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.**"

Project proposed or being developed by the Rail Land Development Authority ("RLDA") including but not limited to signing and submission of all bids and other documents and writings, participating in Bidders' and other conferences and providing information / responses to RLDA, representing us in all matters before RLDA, signing and execution of all contracts including the /Lease Agreement and undertakings consequent to acceptance of our bid, and generally dealing with RLDA in all matters in connection with or relating to or arising out of our bid for the said Project and/or upon award thereof to us and/or till the entering into of the /Lease Agreement with RLDA.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, **GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY LIMITED**, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS 11TH DAY OF AUGUST, 2024

FOR **GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY LIMITED**

Signature

(Director)

Name of the Person: **NIKHIL AGARWAL**



Address: Ganpati Square, Plot No. 94, 2nd Floor, Old Vijay Nagar Colony, Vijay Nagar Police Chowki, Agra, Uttar Pradesh - 282004

Company Seal:

I Accept

For General Infrastructure Development Company Limited



(Signature of the Attorney)

NIKHIL AGARWAL
DIRECTOR

123, NORTH VIJAY NAGAR COLONY, DAYAL BAGH, S.O. AGRA, UTTAR PRADESH - 282005

(Name, Title and Address of the Attorney)

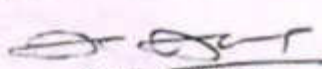
(Director of the Lead Member)

I hereby attest and identify the signatures of our Attorney above-named.

Signature

For General Infrastructure Development Company Limited

Name of the Person: NIKHIL AGARWAL
DIRECTOR


ANIL AGARWAL
DIRECTOR

Address: 123, NORTH VIJAY NAGAR COLONY, DAYAL BAGH, S.O. AGRA, UTTAR PRADESH - 282005

Seal of the Entity:

Witnesses:

1.
2.

Note

ATTESTED
11/9/2008
ANIL KUMAR
DIST NOTARY
Gazetted Officer Agra

[Notarized]

Name, Sign and Seal of the Notary

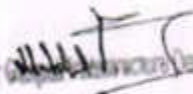
The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter / organizational / constitutional documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.

Also, wherever required, the Bidder should submit, for verification, the extract of the charter documents and documents such as a resolution/power of attorney in



favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.

- The Power of Attorney should be duly supported with the enabling Board Resolution of the executants.
- For a Power of Attorney executed and issued overseas, the document will also have to be consularized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Bidders from countries that have signed The Hague Legislation Convention, 1961 are not required to be consularized by the Indian Embassy if it carries a conforming Apostille certificate.

For  Lucknow Buildwell Development Company Limited

Director





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY LIMITED HELD ON MONDAY, THE 5TH DAY OF AUGUST 2024 AT 11:30 AM AT THE REGISTERED OFFICE OF THE COMPANY.

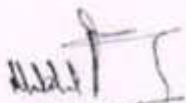
AUTHORISATION TO DIRECTOR TO APPLY FOR TENDER ON BEHALF OF THE COMPANY

"RESOLVED THAT consent of the Board of Directors be and is hereby given to make an Application for filing of tender and submission of Bid for **"Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period"**, for its company Ganpati Infrastructure Development Company Limited.

RESOLVED FURTHER THAT Directors associated with the Company and any officer authorised by him be and is hereby Authorised on behalf of the Company to sign and execute all agreements, undertakings, applications, returns, papers, receipts, all other documents relating to such authorities including agreements, prepare, participate, in bidding process and submit tender application to such Concerned Authority and do all such necessary things and take such necessary steps to give effect of the Resolution.

RESOLVED FURTHER THAT Directors of the Company be and is hereby authorized to sign and execute the Power of Attorney on behalf of the Company for all the purposes as mentioned above.

Certified True Copy


For Ganpati Infrastructure Development Company Limited


For Ganpati Infrastructure Development Company Limited

Director





INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP43058451109797W

e-Stamp

Mohan Lal Agarwal
Stamp Vendor
Licence No. 62
E-Stamping - Civil Court
Mob. No. 9459021496

Certificate No.	: IN-UP43058451109797W
Certificate Issued Date	: 10-Aug-2024 12:25 PM
Account Reference	: NEWIMPACC (SV)/ up14437304/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1443730482299639923230W
Purchased by	: NOTARY TICKET STAMP
Description of Document	: Article 42 Notarial Act
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: NOTARY TICKET STAMP
Second Party	: Not Applicable
Stamp Duty Paid By	: NOTARY TICKET STAMP
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.indianstamp.com or using e-Stamp Mobile App of State, Haryana. Any discrepancy in the details of this Certificate, and as available on the website / Mobile App renders it invalid.
2. The person of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Government Authority.



INDIA NON JUDICIAL



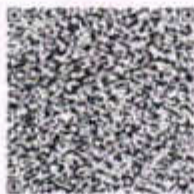
IN-UP43546755998914W

Government of Uttar Pradesh

e-Stamp

Sanjay Mittal
SANJAY MITTAL (S.V.)
LIC. No. 88, ADD ID-UP141919
Tehsil Sadar, Agra

Certificate No. : IN-UP43546755998914W
Certificate Issued Date : 11-Aug-2024 03:26 PM
Account Reference : NEWIMPACC (SV)/ up14191904/ AGRA SADAR/ UP-AGR
Unique Doc. Reference : SUBIN-UPUP1419190483692928160144W
Purchased by : NIKHIL AGARWAL
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : NIKHIL AGARWAL
Second Party : RAIL LAND DEVELOPMENT AUTHORITY
Stamp Duty Paid By : NIKHIL AGARWAL
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



Statutory Alert

The authenticity of this e-stamp certificate should be verified at www.e-stamp.gov.in or using e-Stamp Mobile App of M/s. Haryana
Any discrepancy in the details on this e-stamp certificate should be reported to the e-stamp authorities immediately.
The cost of creating the e-stamp is in the form of a fee.
The e-stamp is valid for a period of 10 years from the date of creation.

BID FORM 9: Undertaking from Bidder/Member of Consortium for Claiming Experience of Holding/Subsidiary.

Bid Document No :- (RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Date: 11.08.2024

Place: AGRA

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konnectus Tower,
DMRC Building, Ajmeri Gate,
New Delhi-110002

Dear Sir,

Sub: Grant of Lease for Commercial Development of approximately 21,215 sqm of Railway land Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

This has reference to the Bid being submitted by **Ganpati Infrastructure Development Company Limited** (mention the name of Bidder/Lead Member in case of a Consortium) in respect of the captioned Project in response to the Bid Forms issued by the RLDA dated 2024.

We hereby confirm the following:

1. I/We am/are relying upon the credentials of the following holding/subsidiary Company / Entity to Bid for the Project, and the nature of our legal relationship [as per Bid Form-3 (A), 3 (B) & 4 of Part-III], as per the requirements stated in the Bid Documents, is provided in the table A, and B below. The details of the equity shareholding in support of the legal relationship, duly certified as per the requirement of this Bid Documents, are enclosed.

A. Details of Total/Gross Turnover to be considered to fulfil the Financial Eligibility

No.	Head	Total/ Gross Turnover of Holding/Subsidiary Company/Entity (In Indian Rupees)	Stake of Bidder/Member of Consortium in the Holding/Subsidiary Company/Entity during the Financial Year	Proportionate Total/Gross Turnover of Bidder/Member of Consortium (in Indian Rupees)
(1)		(2)	(3)	(4) = (2) x (3)
1	Financial Year 2021-22			

Ganpati Infrastructure Development Company Limited.



2	Financial Year 2022-23			
3	Financial Year 2023-24			
4	Sum Total of 3 years			
5	Average Total/Gross Turnover (Sum Total +3)			

OR

B. Details of Net worth to be considered to fulfil the Financial Eligibility

Calculation of Net Worth as on 31 st March 2024:		Amount (Rs. in Cr)
Particulars		
	Subscribed and Paid up Share / Capital (including Equity/Security Premium)	18.41
Add	General Reserves	32.62
Less	Revaluation Reserves	0
Less	Accumulated Losses	0
Less	Miscellaneous expenditure not written off	0
Less	Accrued liabilities not accounted for	0
Less	Intangible Assets	0
TOTAL NET WORTH		
Stake of Bidder / Member of Consortium in the Holding/ Subsidiary Company / Entity as on 31 st March 2024:		100%
Proportionate amount of Net worth claimed as per stake in Holding/ Subsidiary Company / Entity:		51.03

2. The detailed Financial experience of our holding/subsidiary Company / Entity **Ganpati Infrastructure Development Company Limited** (insert name of the holding/subsidiary Company / Entity) for the above mentioned projects is enclosed, duly certified as per Bid Form-3 (A), 3 (B) & 4 of Part-III and this Bid Documents in respect of Financial Eligibility.

3. We also agree that any change which affects our eligibility at any point of time till the full payment of Lease Premium or till one year after the completion of the captioned Project, whichever is later, could lead to termination of the contract and forfeiture of the Bid Security/ Commitment Security/Performance Guarantee, as the case may be, by RLDA.

4. We are hereby enclosing necessary certificates and documents as required under the Bid Documents. We therefore request RLDA to consider our strengths, our financial experience, and our track record as specified in the Bid Documents, for the purposes of evaluation of the minimum financial eligibility criteria.

For and on behalf of **Ganpati Infrastructure Development Company Limited** (insert name of the Bidder /Member of the Consortium which is relying upon the experience of its Constituent Company/Entity)

Signature _____

(Director) (Company Secretary)
(of the Bidder / Member of the Consortium)

Name of the Person: **NIKHIL AGARWAL**

Designation: **DIRECTOR**

Address: **GANPATI SQUARE, PLOT NO. 94, 2ND FLOOR, OLD VIJAY NAGAR COLONY, VIJAY NAGAR POLICE CHOWKI, AGRA, UTTAR PRADESH – 282004**

Company Seal/Seal of Entity

Countersigned by the Authorised Signatory of the Bidder / Lead Member in case of a Consortium

Signature _____

Name of the Person: **NIKHIL AGARWAL**

Designation: **DIRECTOR**

Address: **GANPATI SQUARE, PLOT NO. 94, 2ND FLOOR, OLD VIJAY NAGAR COLONY, VIJAY NAGAR POLICE CHOWKI, AGRA, UTTAR PRADESH – 282004**

Enclosed: 1 CA CERTIFICATE
2 AUDITED BALANCE SHEET



ATTESTED
11/8/2024
ANIL KUMAR
DIST NOTARY
Gazetted Officer Agra





INDIA NON JUDICIAL



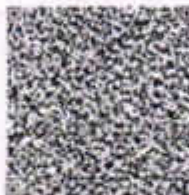
Government of Uttar Pradesh

IN-UP41466162979577W

e-Stamp

Mohan Lal Agarwal
Stamp Vendor
Licence No. 62
E-Stamping ACC ID: UP14437304
Civil Court, Agra
Mob. No. 9458021406

Certificate No. : IN-UP41466162979577W
Certificate Issued Date : 08-Aug-2024 05:19 PM
Account Reference : NEWIMPACC (SV)/ up14437304/ AGRA SADAR/ UP-AGR
Unique Doc. Reference : SUBIN-UPUP1443730478973556331866W
Purchased by : NOTARY TICKET STAMP
Description of Document : Article 42 Notarial Act
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : NOTARY TICKET STAMP
Second Party : Not Applicable
Stamp Duty Paid By : NOTARY TICKET STAMP
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line



Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.e-stampstamp.com/ or using e-Stamp Mobile App of State Emblem.
2. Any discrepancy in the details of this Certificate and as available on the website / Mobile App, vendors, if found.
3. The duty of checking the genuineness is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



INDIA NON JUDICIAL



IN-UP43547283695410W

Government of Uttar Pradesh

e-Stamp

Sanjay Mittal
SANJAY MITTAL (S.V.)
LIC No.- 98, ACC ID:- UP141910
Tehsil Sadar, Agra

Certificate No.	: IN-UP43547283695410W
Certificate Issued Date	: 11-Aug-2024 03:28 PM
Account Reference	: NEWIMPACC (SV)/ up14191904/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1419190483694362576224W
Purchased by	: MESSERS GANPATI INFRASTRUCTURE DEVELOPMENT CO LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MESSERS GANPATI INFRASTRUCTURE DEVELOPMENT CO LTD
Second Party	: RAIL LAND DEVELOPMENT AUTHORITY
Stamp Duty Paid By	: MESSERS GANPATI INFRASTRUCTURE DEVELOPMENT CO LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line



Statutory Alert

1. The authenticity of this Stamp certificate should be verified at newindiaonline.com with its e-stamp. Any discrepancy in the details of this Certificate will be available on the website. Mobile App: Stamp Certificate.
2. The duty of checking the authenticity is on the user of this certificate.
3. In case of any discrepancy, the user should report it to the concerned authority.

BID FORM 10: Undertaking from Holding/Subsidiary

Bid Document No :- (RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Date: 11.08.2024

Place: AGRA

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konnectus Tower,
DMRC Building, Ajmeri Gate,
New Delhi-110002

Dear Sir,

Sub: Bid for Grant of Lease for Commercial Development of approximately 21,215 sqm of Railway land Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

This has reference to the Proposal being submitted by Ganpati Infrastructure Development Company Limited (Mention the name of Bidder/Lead member in case of a Consortium) in respect of the captioned Project in response to the Bid Forms issued by the RLDA dated 24.06.2024.

We hereby confirm the following:

We have examined in detail and have understood and satisfied ourselves regarding the contents of the Bid Documents.

The nature of our legal relationship with Ganpati Infrastructure Development Company Limited (name of the Bidder OR Consortium Member which is claiming the experience of its holding or subsidiary company), which is the Bidder/ Member of the consortium, as per the requirements stated in the Bid Documents, is the Bidder (Please insert the details of the relationship). We have understood the nature of work/project being undertaken by the Bidder and the reason for which our Construction experience is being sought to be relied upon, by it.

We undertake and hereby commit that for the successful implementation of the RLDA's above mentioned project, we shall maintain the holding-subsidary relationship as defined in



the Companies Act, 1956/2013, and shall continue to provide requisite support to **Ganpati Infrastructure Development Company Limited** (name of the Bidder OR Consortium Member, for which the Undertaking is being furnished) in respect of the roles **required to fulfil the criteria of technical and financial member to execute the subject project** (briefly define the roles of the Bidder OR Consortium Member) as detailed in the Bid Documents being submitted by **Ganpati Infrastructure Development Company Limited** (name of the Bidder OR the Lead Consortium Member in case of a Consortium), till a period of one year after the completion of the project or till the full payment of Lease Premium, whichever is later.

For and on behalf of **Ganpati Infrastructure Development Company Limited**
(insert name of holding or subsidiary entity whose experience is being relied upon)

Signature
(Director)



(Company Secretary)

(of the holding or subsidiary entity whose experience is being relied upon)

Name of the person: **NIKHIL AGARWAL**

Address: **GANPATI SQUARE, PLOT NO. 94, 2ND FLOOR, OLD VIJAY NAGAR COLONY, VIJAY NAGAR POLICE CHOWKI, AGRA, UTTAR PRADESH - 282004**


ANIL AGARWAL

Address: **GANPATI SQUARE, PLOT NO. 94, 2ND FLOOR, OLD VIJAY NAGAR COLONY, VIJAY NAGAR POLICE CHOWKI, AGRA, UTTAR PRADESH - 282004**

Company Seal/Seal of the Entity

Countersigned by Authorized Signatory of the Bidder/ Lead Member in case of Consortium

Name of the Person: **NIKHIL AGARWAL**

Designation: **DIRECTOR**

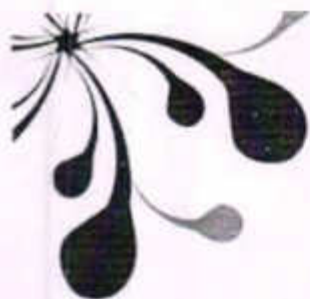
Address: **GANPATI SQUARE, PLOT NO. 94, 2ND FLOOR, OLD VIJAY NAGAR COLONY, VIJAY NAGAR POLICE CHOWKI, AGRA, UTTAR PRADESH - 282004**

(Managing Partner)



ATTESTED
11/8/2020
ANIL KUMAR
DIST NOTARY
Razetari Officer Agra





BID FORM 11: Statement of Legal Capacity

Bid Document No:- (RLDA/2024/RFP/CD-23 Dated 24.06.2024)

(To be printed on the authorized Letter head of the Bidder (in case of sole Bidder) or the Lead Member (in case of Consortium), including full postal address, telephone, faxes and e-mail address)

Date: 11.08.2024

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konnectus Tower,
DMRC Building, Ajmeri Gate,
New Delhi-110002

Sub: Bid for Grant of Lease Commercial Development of approximately 21,215 sqm of Railway land Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

Dear Sir,

We hereby confirm that we/ our members in the Consortium (constitution of which has been described in the Bid) are permitted to Bid and execute the Project(s), if selected, as per the object of business of our charter/ registration/ incorporation documents, satisfy the terms and conditions laid out in the Bid Documents and that we are not otherwise debarred from bidding for this Project(s) by any provision of Applicable Laws.*

We have agreed that _____ (insert Member's name) will act as the Lead member of our Consortium.

We have agreed that **NIKHIL AGARWAL** (insert individual's name) will act as our representative/ will act as the representative of the Consortium on behalf** and has been duly authorized to submit the Bid Documents. Further, the authorized signatory is vested with requisites power to furnish such letter and authenticate the same.

Thanking you,

Yours faithfully,
NIKHIL AGARWAL
DIRECTOR

For and on behalf of Ganpati Infrastructure Development Company

* Copy of charter/registration/incorporation documents should be attached with this Bid Form.

** Please strike out whichever is not applicable



Ganpati Infrastructure Development Company Ltd. (GIDCO)

© Ganpati Infrastructure Development Company Ltd. Plot No. 94, 2nd Floor, Old Vijay Nagar Colony, Near Police Booth, Agra-282004

Helpline: +91 9997770002

www.ganpatigroupindia.com
www.unipatiwayojna.com



"UNDERTAKING FOR NO CONFLICT OF INTEREST"

The Vice Chairman
Rail Land Development Authority (RLDA)
Unit No. 702-B, 7th Floor Konnectus Tower-II,
DMRC Building, Ajmeri Gate, New Delhi – 110002

Subject: Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period."

Ref: RFP Notice No.: RLDA/2024/RFP/CD-23 Dated 24.06.2024

In regards to above and prescribed requirement under Clause 5 of Part-1: Regulations for Bids and Lease Agreements of RLDA LDHB relating to "Conflict of Interest", I/We hereby further confirm and undertake as below:

We (including Members of Consortium, if any, and Constituent thereof) do not have any Conflict of Interest, in terms of meaning and scope as stated under Clause 5.0 of Part-I: Regulations for Bids and Lease Agreements of RLDA LDHB, with either of any of the Bidder(S)/its Members/its Constituents participating in Bid or RLDA's Consultant **M/s Earnst & Young LLP**

OR

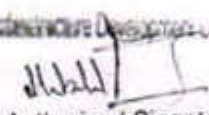
We (including Members of Consortium, if any, and Constituent thereof) have a Conflict of Interest in terms of meaning and scope as stated under Clause 5.0 of Part-I: Regulations for Bids and Lease Agreements by RLDA LDHB.

Sl No	Name of Applicants	Name and Scope of the Conflict
	Ganpati Infrastructure Development Company Limited	NIL

(Note: Strike out whichever is not applicable)

For and on behalf of **Ganpati Infrastructure Development Company Limited**

Yours faithfully


Signature of Authorized Signatory
Nikhil Agarwal
(Director)

Dated: **11.08.2024**
Place: **Agra**
Company Seal of the Bidder/Lead Member of Consortium






BID FORM 16A: UNDERTAKING FROM BIDDER FOR NOT WINDING-UP AND/OR NOT AMALGAMATION OF THE SPC

Bid No. (RLDA/2024/RFP/CD-23 Dated 24.06.2024)

{To be printed on the authorized Letter head of the Bidder (in case of sole Bidder) or the Lead Member (in case of Consortium), including full postal address, telephone, faxes and e-mail address}.

Date: 11.08.2024

To,

**The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konnectus Tower,
DMRC Building, Ajmeri Gate,
New Delhi-110002**

Sub:- Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

Dear Sir,

We hereby confirm and undertake that we/our members in the Consortium (constitution of which has been described in the Bid) shall constitute a SPC under the Companies Act, 2013, as per requirement under Clause 8.0 of Part-I of Bid Documents (Regulation for Bids and Lease Agreements) for implementation of the project. We further undertake that the newly constituted SPC for implementation of the Project as mentioned above shall neither be winded-up nor amalgamated with any other company, till the lease agreement with RLDA is in force.

We also hereby agree that in the event of non-compliance of anything stated above, shall be construed as an event of default on the part of Lessee and thus liable for termination of the



For Ganpati Infrastructure Development Company Ltd. (GIDCO)



Ganpati Infrastructure Development Company Ltd. (GIDCO)

© Ganpati Square, Plot No. 94, 2nd Floor, Old Vijay Nagar Colony, Near Police Booth, Agra-282004
Helpline: +91 9997770002

www.ganpatigroupindia.com
www.unnatiawasyojna.com



lease agreement.

Thanking you,

[Handwritten signature]
Yours faithfully

NIKHIL AGARWAL
DIRECTOR

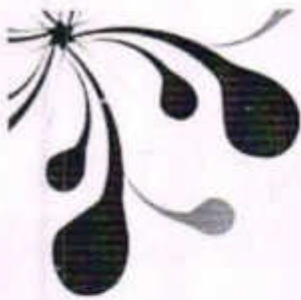
For and on behalf of Ganpati Infrastructure Development Company Limited



Ganpati Infrastructure Development Company Ltd. (GIDCO)

② Ganpati Square, Plot No. 94, 2nd Floor, Old Vijay Nagar Colony, Near Police Booth, Agra-282004
Helpline: +91 9997770002


www.ganpatigroupindia.com
www.unnatiwasoyojna.com



BID FORM 17

Bid No. (RLDA/2024/RFP/CD-23 Dated 24.06.2024)

**UNDERTAKING along with Article 19 of ITB (Part III of Bid documents)
FORM OF UNDERTAKING TO BE SUBMITTED ON LETTERHEAD BY THE BIDDER
ALONGWITH BID FORM (ORIGINAL) IN PURSUANCE OF ARTICLE No 19**

Date: 11.08.2024

Place: AGRA

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
702-B, 7th Floor, Konnectus Tower-2,
DMRC Building, Ajmeri Gate, Delhi-110002

Dear Sir,

Sub: Bid for "Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period."

This has reference to the Bid being submitted by **Ganpati Infrastructure Development Company Limited** (mention the name of Bidder/Lead Member in case of a Consortium) in respect of the captioned Project in response to the Bid Forms issued by the RLDA dated **24.06.2024**.

We hereby confirm and undertake the following:

1. That we have read the Article No 19 of the Bid Documents. The said Article to the Bid Documents is acceptable to us and we are placing Bids after being fully aware of the terms and conditions thereof.
2. That we shall pay Bid Security online on the RLDA E-Bid Portal using E-Payment gateway.
3. That owing to the COVID-19 lockdown/phases of un-lockdown, the Bid Form (Original), other Bid Forms, Undertaking, Affidavits and Other supporting Documents are being submitted by us in soft copy, duly signed and stamped by the Bidder, and/or duly signed by the Architect and Statutory Auditor or Chartered Accountant, where required, as per the instructions contained in the Addendum.
4. That we undertake to file all documents as applicable to us in hard copy, complete in all respects, i.e., duly notarised / attested executed on stamp papers, as required as per Addendum Last Article within 60 days of lifting of lockdown/phases of unlockdown or as called by RLDA failing which, it shall lead RLDA to consider the Bid as withdrawn and forfeit our bid security under clause 12.6 (b) of Part I of bid documents.

Ganpati Infrastructure Development Company Ltd. (GIDCO)

© Ganpati Infrastructure Development Company Ltd. Plot No. 94, 2nd Floor, Old Vijay Nagar Colony, Near Police Booth, Agra-282004
Helpline: +91 9997770002

www.ganpatigroup.com
www.unnatah.com



OR cancel the LOA along with forfeiture of bid security on account of lack of earnestness on our part, as the case may be.

In witness thereof, I/ we submit this Bid under and in accordance with the terms of the Bid Documents.

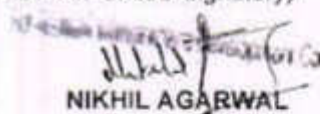
Yours faithfully,

Date: **11.08.2024**

Place: **Agra**

Seal of the Bidder/

(Signature of the Bidder/Authorized Signatory)


NIKHIL AGARWAL

{Lead-Member-of-the-Consortium}

DIRECTOR
(Name and designation)



Date: 22/11/2024

Dy. General Manager
Rail Land Development Authority
5th Floor, Annexe-2 Building, RDSO,
Manak Nagar, Lucknow-226011

Sub: Submission of SPC Purpose Documents reg Grant of lease for Commercial Development of approximately 21215 Sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar Lucknow for 60 years Lease period.

Ref: LOA No RLDA/2020/Project/Consultancy/Gomti Nagar/2327 dated 18/09/2024

Dear Sir/Madam,

I hope this letter finds you well. I am writing to formally submit the required documents pertaining to Submission of SPC Documents as per clause no. 11.0 & 12.0 of RFP document-III regarding Grant of lease for Commercial Development of approximately 21215 Sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

Enclosed with this letter, following documents are being submitted

1. Memorandum of Association (MOA)
2. Articles of Association (AOA)
3. Ministry of Corporate Affairs
4. Pan, Certificate of corporation, Tan No.
5. INC-20A Commencement of businesses
6. Form No. PAS-3
7. List of Shareholding Subscribers
8. ROC Search Report Signed by Company Secretaries
9. GAR-7
10. Aadhar & Pan of Shareholders

GSTIN Number of SPC is under process with regulatory authorities

Above documents have been prepared in accordance with the guidelines provided by the RLDA and are submitted for your review.

We have ensured that all the necessary information is included and that the documents are complete.

We appreciate the opportunity to participate in this process and are looking forward to your positive response.

Thank you for your attention to this matter

Sincerely,

Ganpati Infrastructure Development Company Ltd.

For Ganpati Infrastructure Development Company Limited

RAJA

Director



Dated: 19.02.2025

UNDERTAKING FOR ESCROW AGREEMENT

To,

Jt. General Manager, P/LKO
Office 5th Floor, Abhikalp Bhawan (Annex 2)
RDSO, Manak Nagar, Lucknow,
Uttar Pradesh- 226011

Sub: Grant of lease for Commercial Development of approximately 21215 Sqm Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar Lucknow for 60 years Lease period.

Ref: RFP No. RLDA/2024/RFP/CD-23 Dated 24.06.2024

Dear Sir,

This is with reference to the Letter of Acceptance issued to M/s Ganpati Infrastructure Development Company Limited for captioned Project in response to the abovementioned RFP.

We would like to inform you that as per the conditions set forth in the LOA and RFP, we have incorporated the Special Purpose Company (SPC) by the name of "Lucknow Buildwell Private Limited" and have further made the necessary payments towards first instalment of the Lease Premium along with the interest applicable.

We hereby undertake to execute an Escrow Agreement with a Bank as set forth in Clause 17.0 of the RFP- Part III (instruction to Bidder and Bid Forms) prior to the Appointment Date of the Project. The ESCROW Account created for the execution of the Escrow Agreement shall be RERA compliant and shall be used to pay the outstanding instalments of the Lease Premium along with interest applicable therein. We further undertake that the draft of the Escrow Agreement shall be submitted to RLDA for approval prior to its execution.

Thanking you,

Yours faithfully,

LUCKNOW BUILDWELL PRIVATE LIMITED

For Lucknow Buildwell Private Limited


Nikhil Agarwal
Director

Director



LUCKNOW BUILDWELL PRIVATE LIMITED

SPC of : GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY LIMITED (GIDCO)

Head Office : Ganpati Square 94, Vijay Nagar Colony, Agra 282004

Site Office : Vibhuti Khand Gomti Nagar Lucknow 226010

Email : mail@ganpatigroupindia.com | Website : www.ganpatigroupindia.com

Date: 02.06.2025

JGM/Civil/Lucknow

Rail Land Development Authority
5th Floor, Annexe-2 Building, RDSO,
Manak Nagar, Lucknow

Sub: Execution of Lease Agreement- Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-Fin Vibhuti Khand, Gomti Nagar Lucknow for 60 years Lease period.

Ref: i) Your office letter dated 02.05.2025

ii) Submitted PBG of Rs. 4,28,55,000/- dated 29.05.2025

Dear Sir,

This is with reference to the SN. (i), as for execution of lease agreement the Performance Bank Guarantee of Rs. 4,28,55,000/- has been submitted vide Bank Guarantee No. 0607225IPG000005 dated 29.05.2025.

In this regard, it is requested to kindly execute the lease agreement latest by 10.06.2025 so that site may be handed over to us at earliest.

Thanking You

Yours faithfully,

Lucknow Buildwell Private Limited



LUCKNOW BUILDWELL PRIVATE LIMITED

Parent : GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY LIMITED (GIDCO)

Head Office : Ganpati Square 94, Vijay Nagar Colony, Agra 282004

Office : Vibhuti Khand Gomti Nagar Lucknow 226010

Email : mail@ganpatigroupindia.com | Website : www.ganpatigroupindia.com