

SHALIMAR™

Shalimar Corp Limited

11th Fl., Titanium, Shalimar Corporate Park,  
Vibhuti Khand, Gomti Nagar,  
Lucknow - 226010 INDIA  
Tel. : 0522 - 4030444  
Fax : 0522 - 4030413  
CIN : U70100DL1988PLC390006

**BID FORM 11: Statement of Legal Capacity**

Bid Document No: -RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024

Date: 01.08.2024

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

Sub: Bid for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.".

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 Mohd. Abdullah Masood will act as our representative 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,  
Mohd. Abdullah Masood  
Director



For and on behalf of SHALIMAR CORP LTD

Shalimar Skyline Private Limited

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Regd. Office : A2/3, Safdarjung Enclave, New Delhi 110029 IN  
E-mail : shalimar@shalimar.org Website : www.shalimarcorp.com  
RERA Registration No. : UPRERAPRM4092  
Website link-http://upreraportal.cloudapp.net/ViewPromoter.aspx?ID=UPRERAPRM4092

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

**Bid Document No:- RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024**

(Each sole Bidder/Member of a Consortium which is relying upon the experience of its Holding/Subsidiary has to submit this Undertaking on Non Judicial Stamp Paper of appropriate value (as prescribed by the Stamp Act of the respective State in which the document has to be executed but not less than Rs.100) and duly notarized. An Undertaking executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where the Undertaking is being executed)

Date:

Place:

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

Dear Sir,

**Sub: Bid for "Bid for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P."**

This has reference to the Bid being submitted by \_\_\_\_\_ (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 \_\_\_\_\_, 20\_\_.

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 Form3 (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, is enclosed.

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



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S. 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)
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	(1)	(2)	(3)	(4) = (2) x(3)
1	Financial Year 2020-21			
2	Financial Year 2021-22			
3	Financial Year 2022-23			
4	Sum Total of Three Years			
5	Average Total/Gross Turnover (Sum Total ÷3)			

OR

**B. Details of Networth to be considered to fulfil the Financial Eligibility**

Calculation of Net Worth as on 31 <sup>st</sup> March 2023:		Amount (Rs. in Cr)
Particulars		
	Subscribed and Paid up Share / Capital (including Equity/Security Premium)	XXXXX
Add	General Reserves	XXXXX
Less	Revaluation Reserves	XXXXX
Less	Accumulated Losses	XXXXX
Less	Miscellaneous expenditure not written off	XXXXX
Less	Accrued liabilities not accounted for	XXXXX
Less	Intangible Assets	XXXXX
<b>TOTAL NET WORTH</b>		XXXXXXXX
Stake of Bidder / Member of Consortium in the Holding/ Subsidiary Company / Entity as on 31 <sup>st</sup> March 2023:		_____%
<b>Proportionate</b> amount of Net worth claimed as per stake in Holding/ Subsidiary Company / Entity:		XXXXX

- The detailed Financial experience of our holding/subsidiary Company / Entity \_\_\_\_\_ (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.
- 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.
- We are hereby enclosing necessary certificates and documents as required under the Bid Documents. We therefore request RLDA to consider our strengths, our financial



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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 \_\_\_\_\_ (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 : \_\_\_\_\_

Designation : \_\_\_\_\_

Address \_\_\_\_\_

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 : \_\_\_\_\_

Designation : \_\_\_\_\_

Address \_\_\_\_\_

Enclosed: 1 .....

2 .....



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**BID FORM 9A: Undertaking from Bidder/Member of Consortium for Claiming Experience of Partnership Firm.**

Bid Document No:- RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024

(Each sole Bidder/Member of a Consortium which is relying upon the experience of its Partnership Firm has to submit this Undertaking on Non Judicial Stamp Paper of appropriate value (as prescribed by the Stamp Act of the respective State in which the document has to be executed but not less than Rs. 100) and duly notarized. An Undertaking executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where the Undertaking is being executed)

Date:

Place:

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

Dear Sir,

**Sub: Bid for "Bid for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P."**

This has reference to the Bid being submitted by \_\_\_\_\_ (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.

I/We hereby confirm the following:

1. I Am/We are relying upon the credentials of the following Partnership Firm to Bid for the Project, and the nature of my/our legal relationship, as per the requirements stated in the Bid Documents, is provided in the table below. The details of my/our stake (Copy of Partnership Deed etc.) in support of the legal relationship, duly certified as per the requirement of the Bid Documents are enclosed.



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**A. Details of Gross Revenue to be considered to fulfill the Financial Eligibility**

S. No	Head	Gross Annual Revenues of Partnership Firm (in Indian Rupees)	Stake of Bidder/ Member of Consortium in the Partnership Firm during the Financial Year	Proportionate Gross Annual Revenue of Bidder/ Member of Consortium in the Partnership Firm
(1)	(2)	(3)	(4) = (2) x (3)	
1	Financial Year 2020-21			
2	Financial Year 2021-22			
3	Financial Year 2022-23			
	Sum Total of Three Years			
	Average Total /Gross Turnover (Sum Total ÷3)			

OR

**B. Details of Networth to be considered to fulfil the Financial Eligibility**

Particulars		Amount (Rs. in Cr)
	Subscribed and Paid up Share / Capital (including Equity/Security Premium)	XXXXX
Add	General Reserves	XXXXX
Less	Revaluation Reserves	XXXXX
Less	Accumulated Losses	XXXXX
Less	Miscellaneous expenditure not written off	XXXXX
Less	Accrued liabilities not accounted for	XXXXX
Less	Intangible Assets	XXXXX
	<b>TOTAL NET WORTH</b>	XXXXXXXX
	Stake of Bidder / Member of Consortium in the Partnership firm as on 31 <sup>st</sup> March 2023:	_____ %
	Proportionate amount of Net worth claimed as per stake in Partnership Firm:	XXXXXXXX

2. The detailed Financial experience of the Partnership Firm \_\_\_\_\_ (insert name of the Partnership Firm) for the above mentioned projects is enclosed, duly certified as per the



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requirements of this Bid Documents in respect of Financial eligibility.

3. I/We also agree that any change which affects my/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 by RLDA.
4. I am/We are hereby enclosing necessary certificates and documents as required under the Bid Documents. We therefore request RLDA to take into account the above credentials of the Partnership Firm while considering my/our Financial strengths, experience and track record as specified in the Bid Documents, for the purposes of evaluation of the minimum financial eligibility criteria.

For and on behalf of \_\_\_\_\_ (insert name of the Bidder /Member of the Consortium which is relying upon the experience of its Partnership Firm)

Signature \_\_\_\_\_ (Bidder / Member of the Consortium)

Name of the Person: \_\_\_\_\_

Designation: \_\_\_\_\_

Address: \_\_\_\_\_

Enclosed: 1.....  
2.....

Note:-

Please refer to clause 3 of "Part -I Regulations for Bids and Lease Agreement and Bid Form-3 (A), 3 (B) & 4 of Part-III.



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**BID FORM 10: Undertaking from Holding/Subsidiary**

Bid Document No:- RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024

(Each holding/subsidiary entity whose experience is being relied upon has to submit this undertaking on Non Judicial Stamp Paper of appropriate value (as prescribed by the Stamp Act of the respective State in which the document has to be executed but not less than ₹100) and duly notarized. An Undertaking executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where the Undertaking is being executed)

Date:

Place:

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

Dear Sir,

**Sub: Bid for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P."**

This has reference to the Proposal being submitted by \_\_\_\_\_ (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:

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 \_\_\_\_\_ (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 \_\_\_\_\_

(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-subsidiary relationship as defined in the Companies Act, 1956/2013, and shall continue to provide requisite support to \_\_\_\_\_ (name of the Bidder OR



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

Consortium Member, for which the Undertaking is being furnished) in respect of the roles \_\_\_\_\_ (briefly define the roles of the Bidder OR Consortium Member) as detailed in the Bid Documents being submitted by \_\_\_\_\_ (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 \_\_\_\_\_ (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:.....Name of the person:.....

Address of the person

Address of the Person

Company Seal/Seal of the Entity

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

Name of the Person :

Designation :

Address



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**BID FORM 10 "A": Undertaking from Partnership Firm**

Bid Document No:- RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024

(Each Partnership Firm whose experience is being relied upon has to submit this undertaking on Non Judicial Stamp Paper of appropriate value (as prescribed by the Stamp Act of the respective State in which the document has to be executed but not less than Rs.100) and duly notarized. An Undertaking executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where the Undertaking is being executed)

Date:

Place:

To,

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

Dear Sir,

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This has reference to the Proposal being submitted by \_\_\_\_\_ (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:

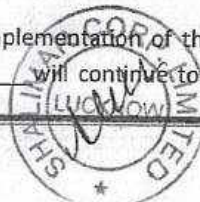
We have examined in detail and have understood and satisfied ourselves regarding the contents of the Bid Documents.

The nature of the legal relationship of \_\_\_\_\_ (name of the Bidder/Consortium Member who is claiming the experience of this Partnership Firm), with our Firm, as per the requirements stated in the Bid Documents, is that of a "Partner". We have understood the nature of work/project being undertaken by the Bidder/Consortium Member, and the reason for which our Construction experience is being sought to be relied upon, by him/her.

We undertake and hereby commit that for the successful implementation of the RLDA's above mentioned project, \_\_\_\_\_ will continue to be the Partner of

Part-III Instruction to Bidder and Bid Forms of RLDA LDHB

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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

this Firm with minimum \_\_\_\_\_ % stake in this Firm, and we



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**Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.**

*Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024*

shall continue to provide requisite support to \_\_\_\_\_ (name of the Bidder/Consortium Member, for whom the Undertaking is being furnished) in respect of his/her role as

\_\_\_\_\_ (briefly define the roles of the Bidder OR Consortium Member) in the Project, as detailed in the Bid Documents being submitted by

\_\_\_\_\_ (name of the Bidder/ 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  
(Insert name of Partnership Firm whose experience is being

relied upon) Signature

(Partner)



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Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**BID FORM 12: Financial Proposal**

Note: To be submitted online in .xls format only

Tender No:- RFP Notice No: RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024

Name of Site:-Vasundhara Colony, Varanasi Division of NER (U.P.)

Name of Project: - Bid for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P."

Reserve Price for Lease Premium: Rs.57.80Crore for Area approx. 15161 Sqm. with FSI of 2.50 (w.r.t. complete land plot)

I/We agree to abide by this Bid, which consist of my/our financial offer hereto, for a period of 120 (one hundred and twenty) days from the Bid Due Date and it shall remain binding on me/us and may be accepted by you any time before the expiration of the said period.

I/We offer Rs. \_\_\_\_\_\* as Lease Premium for grant of the lease rights on the Land Area of 15161 Sqm with FAR area of 37902.5 SqmFSI of 2.50 (w.r.t. complete land plot), after duly considering all costs towards all development fee/charges, Labour welfare Cess, approval charges, all incidental fees, taxes and duties etc., to be made to Regulatory Authorities / local Development Authorities/ Revenue Authorities/ Registration Authorities, as a part of overall cost of approvals for the development and agree to pay Annual Lease Rent mentioned as per break-up given below:

Bidding Parameter	Bidder's Offer in Rs.(please insert in Figures AND words)
(1)	(2)
Lease Premium	Rs. _____ (Rupees _____)
Annual Lease Rent (ALR)	Annual Lease Rent as Rs.1.00 lakh per annum with 15% escalation after every three years (to be compounded) for the lease period.
Annual License Fee	Rupee1.00 per Sqm of the Redevelopment Project land area per annum + all applicable taxes on the land Licenced for Railway Redevelopment

The applicable taxes/duties/levies/GST shall be payable extra by the bidder in addition to the above quoted/ offered rates (LP and ALR)

The cost of redevelopment work as per scope of work will have to be borne by the developer.

Important Note:It should be noted that, the above mentioned offer Lease Premium will be considered for 2.50 FSI (w.r.t. complete Land Plot area) for Residential Use with 5% area permissible for commercial use. If Lessee uses the area for Commercial use (in full or beyond the Commercial area offered i.e.> 5%) by obtaining all applicable permits from Competent Authority, instead of the current Residential use then an additional amount equal to 2.23% of the quoted Lease Premium for every 1% of commercial area shall be required to deposited along with the quoted Lease Premium, in table of Bid Form-12 /column 2, to the extent of area used for commercial development, than offered.



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**PAYMENT SCHEDULE**

A. Lease Premium			
Particulars	Installments as % of Lease Premium	Due Date	Amount
<b>First Installment</b>	25%	Within 60 days from the date of issue of Letter of Acceptance (LOA) by RLDA	25% of the Lease Premium plus interest @ 11.75% or 11.75%+3% per annum as per note 2 & 3 below, on full amount of Lease Premium for the period of extension, if any plus applicable GST thereon. "Applicable GST will be paid by the selected developer on RCM method."
<b>Second Installment</b>	25%	On or before the first anniversary date of Payment of the First Installment	25% of the Lease Premium plus interest @ 11.75% per annum on the total outstanding amount of Lease Premium (Cumulative amount of Second, Third, & Fourth installments) for the period from date of Payment of First Installment to the actual date of payment of Second Installment, plus applicable GST thereon. "Applicable GST will be paid by the selected developer on RCM method."
<b>Third Installment</b>	25%	On or before the second anniversary date of Payment of the First Installment	25% of the Lease Premium plus interest @ 11.75% per annum on the total outstanding amount of Lease Premium (amount of Third & Fourth installments) for the period from date of Payment of Second Installment to the actual date of payment of Third Installment, plus applicable GST thereon. "Applicable GST will be paid by the selected developer on RCM method."



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A. Lease Premium			
Particulars	Installments as % of Lease Premium	Due Date	Amount
Fourth Installment	25%	On or before the third anniversary date of Payment of the First Installment	25% of the Lease Premium plus interest @ 11.75% per annum on the total outstanding amount of Lease Premium (amount of Fourth installments) for the period from date of Payment of Third Installment to the actual date of payment of Fourth Installment, plus applicable GST thereon. "Applicable GST will be paid by the selected developer on RCM method."
<p><b>B. Annual Lease Rent</b> I/We offer to pay to RLDA every year in advance (not later than 10<sup>th</sup> April) the Annual Lease Rent and the same shall be revised upwards by 15% (Fifteen percent) every three years (compounded) during the entire term. The first revision effected from the beginning from the third financial year subsequent to the one in which the payment of first Annual Lease Rent become due. The payment of Annual Lease Rent shall commence from the day after the execution of Lease Agreement and shall continue to be paid every year in advance at the beginning of each financial year (not later than 10<sup>th</sup> April) till the expiry of the term of the lease agreement.</p>			

**Note:**

- All applicable taxes/duties/levies/GST shall be payable extra by the bidder in addition to the above quoted/ offered rates (LP and ALR).
  - The total Lease Premium is to be paid within **3 (Three)** years from the date of payment of the First Installment. An extension of up to 60 (sixty) days beyond the stipulated deadline for the payment of the First Installment as mentioned above, may be granted on written request of the Selected Bidder to RLDA, provided the Selected Bidder pays interest @ 11.75% (Eleven point Seven Five percent) p.a. on the full amount of Lease Premium to be paid along with the First Installment, plus applicable GST. The interest shall be calculated for the number of days of extension availed by the Selected Bidder.
  - Further extension of upto 30(Thirty) days beyond the above extended period of 60(sixty) days for the payment of the First Installment, may be granted with an additional Penal interest of 3%(three percent) per annum, over and above the interest of 11.75% (Eleven Point Seven Five percent) per annum, on the full amount of Lease Premium to be paid along with the First Installment amount, plus applicable GST. However, no further extension shall be given and the RLDA shall terminate LOA/Lease Agreement, as the case may be, and forfeit the Bid Security and other amounts as per the provisions of the bid document.
- 3 (A) Adjustment from Bid Security, PBG & Security Deposit: - There shall not be any payment default on part of bidder/developer. However, in exceptional cases, where there are bonafide reasons



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to the satisfaction of RLDA, any deficit/ shortfall in payment by bidder/developer, may be adjusted by RLDA, on the request of the bidder, upto the extent of amount available in any form of Bid Security, PBG & Security Deposit, so as to avoid the payment default case and save the contract from termination. In such an eventuality, concerned bidder/developer has to recoup the bid security/ PBG/ Security Deposit amount along with a penal amount @ 3% higher than the highest applicable rate of interest specified in the Schedule of Payment, of amount adjusted, from due date of payment, up to date of recoupment. The recoupment has to be done within a period of six months. In case Bid Security, PBG & Security amount is not sufficient to meet out the short fall amount OR recoupment of Bid Security/ PBG/ Security Deposit is not done within six months period, then matter shall be dealt as per Contract/RFP provisions treating as payment default.

4. The remaining **Second, Third, & Fourth** Installments (the "Subsequent Installments") shall be paid by the Lessee to RLDA as per the Payment Schedule shown above. The Lessee may pay part of any of the Subsequent Installments any time after the due date of the preceding Installment but before the due date of that Installment and in such case the interest @11.75% per annum as provided in the payment schedule above on such part payment shall be applicable till the date of the part payment.
5. The offered Lease Premium is for the area of Site and FSI/Built up Area specified above. In case any variation in the area of Site is found at the time of handing over possession of the Site, the Lease Premium shall be revised on pro-rata basis on the actual area of Site. After approval of plan/scheme by concerning local authority if there is variation in FSI/Built up Area with respective reference FSI/Built up Area, the Lease Premium shall be revised on pro-rata basis. and in case there is no change in Built Up Area, the Lease Premium and the Annual Lease Rent shall remain unchanged.
6. If during the Construction Period, in the event FSI gets reduced to less than the extent mentioned hereinabove due to any order/notification/instruction/road widening/acquisition for public purpose etc. of concerned municipal authority / Government body subsequent to the issue of Letter of Acceptance but during the Construction Period and the Compensatory FSI is not passed on to the Lessee, the Lessee shall be entitled for pro-rata reduction in the Lease Premium as specified in 5.4.4 of part-II, of GCLA.
7. The Lease Premium and Annual Lease Rent shall be paid in the form of Demand Draft or Account Payee cheque in favour of "Rail Land Development Authority" issued by a Nationalized/ Scheduled bank. In case of payment through cheque, the same shall be subject to realization of the cheque. The payment can also be made via Electronic mode i.e. RTGS / NEFT etc. In such case, the details thereof shall be sent to RLDA for crediting the respective Account.
8. For online payment of lease premium /annual lease rent, RLDA's bank particulars are as under:

**Account Name:** Rail Land Development Authority

**Name of bank and Branch:** State Bank of India, Rail Bhawan, New Delhi

**Current Account Number:** 30231544682

**IFSC:** SBIN 0003771

In case of online payment, the selected bidder, lessee shall submit break up of payment for proper accountable in their account.



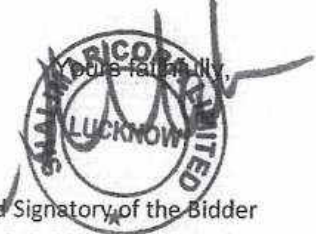
Shalimar Skyline Private Limited

Authorized Signatory

9. RLDA, being an authority of the Union of India under Ministry of Railways, is part of the Government and deduction of income tax at source (TDS) would not be applicable on the payments to be made by the Selected Bidder/ Lessee to RLDA.
10. The GSTIN of RLDA is 07AAAGR0030G1ZT

Date: 01-08-2024

Place:



Signature of Authorized Signatory of the Bidder  
(Mohd. Abdullah Masood)  
R/o 196/4, R.L.C. Road, Gola Ganj,  
Amina Bad Park, Lucknow,  
Uttar Pradesh



Shalimar Skyline Private Limited  
Authorized Signatory

**Form No.-13 for Guarantee Bond for Installment of Lease Premium**

**Bid Document No:- RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024**

**(To be executed on non-judicial stamp paper of appropriate value, as prescribed by the Stamp Act of the respective State in which the document has to be executed but not less than Rs.100/-)**

Date: .....

No. ....

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

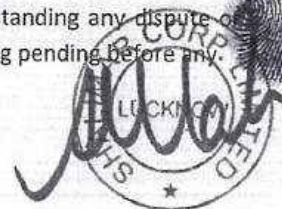
In consideration of the Rail Land Development Authority (hereinafter called The "RLDA") having agreed to exempt \_\_\_\_\_ (hereinafter called "The said Successful Bidder/ Lessee") from the demand, under the terms and conditions of Bid Documents/LOA No. \_\_\_\_\_ dated \_\_\_\_\_ made between RLDA and \_\_\_\_\_ for \_\_\_\_\_ (hereinafter called "the said LOA/Lease Agreement), for the due fulfillment by the said Successful Bidder/ Lessee of the terms and conditions contained in the said Bid Documents/Lease Agreement, for securing the payment of 1<sup>st</sup> / 2<sup>nd</sup> /3<sup>rd</sup>/ 4<sup>th</sup>installments of lease premium on production of a Bank Guarantee for Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) we, \_\_\_\_\_ (hereinafter referred to as the bank") at the request of \_\_\_\_\_ Successful Bidder/ Lessee do hereby undertake to pay to the RLDA any amount not exceeding Rs. \_\_\_\_\_ against any loss or damage caused or suffered or would be caused to or suffered by the RLDA by reason of any breach by the said Successful Bidder/ Lessee of any of the terms or conditions contained in the said Bid Documents/ Lease Agreement.

2. We \_\_\_\_\_ (Indicating name of the bank) do hereby undertake to pay the amounts due and Payable under this guarantee without any demur, merely on a demand from the RLDA stating that the amount claimed is due by way of loss or damage caused to or would be caused to or suffered by the RLDA by reason of breach by the said Successful Bidder/ Lessee of any of the terms or conditions contained in the said LOA/Lease Agreement or by reason of the Successful Bidder/ Lessee failure to perform the obligations under the said LOA/Lease Agreement. Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_).

3. We undertake to pay to the RLDA any money so demanded notwithstanding any dispute or disputes raised by the Successful Bidder/ Lessee in any suit or proceeding pending before any.



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court or tribunal relating thereto, our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the Successful Bidder/ Lessee shall have no claim against us for making such payment.

4. We \_\_\_\_\_ (indicate the name of the bank) further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the fulfillment of conditions of the said LOA/Lease Agreement and that it shall continue to be enforceable till all the dues of the RLDA under or by virtue of the said LOA/Lease Agreement have been fully paid and its claim satisfied or discharged or till RLDA certifies that the terms and conditions of the said LOA/Lease Agreement have been fully and properly carried out by the said Successful Bidder/ Lessee and accordingly discharges the guarantee. Unless a demand or claim under this guarantee is made on us in writing on or before the \_\_\_\_\_, we shall be discharged from all liability under this guarantee thereafter.
5. We \_\_\_\_\_ (indicate the name of the bank) further agree with the RLDA that the RLDA shall have the fullest liberty without our consent and without affecting in any manner our obligations hereunder to vary any of the terms and conditions of the said LOA/Lease Agreement or to extend time of performance by the said Successful Bidder/ Lessee from time to time or to postpone for any time or from time to time any of the powers exercisable by the RLDA against the said Successful Bidder/ Lessee and to forbear or enforce any of the terms and conditions relating to the said LOA/Lease Agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Successful Bidder/ Lessee or for any forbearance, act or omission on the part of the RLDA (Government") or any indulgence by the RLDA to the said Successful Bidder/ Lessee or any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.
6. The Bank Guarantee Bond shall be a continuing irrevocable obligation. Invocation of this Guarantee Bond by any official of RLDA shall be valid and unquestionable.
7. We, \_\_\_\_\_ further state that ours is a nationalized/scheduled bank having a net worth of Rs. 1000 Crores or more which is a prerequisite as stipulated by RLDA for issue of the said bank guarantee bond.
8. This guarantee will not be discharged due to the change in the constitution of the bank or the Successful Bidder/ Lessee.
9. We \_\_\_\_\_ lastly undertake not to revoke this guarantee during its currency except with the previous consent of the RLDA in writing.
10. Any demand by RLDA for encashment of the BG Bond shall be deemed to have been duly served: if delivered by hand, when left at \_\_\_\_\_ (address of the issuing branch), and if given or made by pre-paid registered post or facsimile transmission, when received at \_\_\_\_\_

Shrimar Skyline Private Limited

Authorised Signatory



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\_\_\_\_\_ (address of issuing branch of the Bank) or by email at email id \_\_\_\_\_ (email of the issuing branch) on the fax no. \_\_\_\_\_ (for the purposes of facsimile transmission)

IN WITNESS WHEREOF, THE BANK HAS executed this Guarantee Bond on the day, month and year first above mentioned through its duly authorized representative.

SEAL OF THE BANK

SIGNED, SEALED AND DELIVERED

ON BEHALF OF THE BANK

BY SIGNATURE OF AUTHORISED REPRESENTATIVE OF THE BANK \_\_\_\_\_

NAME AND DESIGNATION \_\_\_\_\_

ADDRESS OF THE BRANCH \_\_\_\_\_

TELEPHONE & FAX NO \_\_\_\_\_

SIGNATURES OF THE WITNESSES \_\_\_\_\_

NAMES OF THE WITNESSES \_\_\_\_\_

ADDRESSES OF THE WITNESSES \_\_\_\_\_

**Note: Bank Guarantee Repository System (BGRS) in RLDA – While issuing Bank Guarantee applicant must mention receiver's details as ICICI Bank IFSC ICIC0000007, Branch Connaught Place, New Delhi, at which SFMS IFN 760 message shall be sent by issuing Bank through SFMS, to establish the authenticity of issued BG.**



Shalimar Skyliner Private Limited  
Authorised Signatory

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Form No. 14: Form of Lease Agreement

Bid Document No: RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024

This LEASE AGREEMENT ("Lease Agreement") dated this [ ] day of [ ] 20xx ("Effective Date") is entered into at \_\_\_\_\_ by and between:

1. Rail Land Development Authority, a statutory authority constituted under the Railways (Amendment) Act, 2005 (No 47 of 2005) having its office at \_\_\_\_\_  
\_\_\_\_\_ (hereinafter referred to as "RLDA", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented herein through Mr. \_\_\_\_\_, the Authorized Signatory, as authorized vide Office Order No. \_\_\_\_\_ dated \_\_\_\_\_ of the **FIRST PART**;

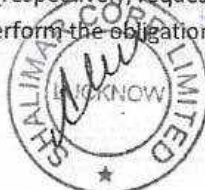
AND

2. [insert name of the Lessee], a company incorporated under the Companies Act, 2013 and having its registered office at [insert address] (hereinafter referred to as the "Lessee", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented herein through Mr. \_\_\_\_\_, the Authorized Signatory, as authorized vide Board Resolution dated \_\_\_\_\_ of the **SECOND PART**.

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

WHEREAS

- A. RLDA is a statutory authority constituted under the Railways (Amendment) Act, 2005 (No 47 of 2005) with the obligation, *inter alia*, of development on Railway Land for commercial use, entrusted to it by the Central Government (Ministry of Railways) for the purpose of generating revenue (required by Railways for up-gradation / maintenance of its network) by non – tariff measures.
- B. RLDA intends to undertake commercial development over a land area of approximately \_\_\_\_\_ Sqm of Railway Land at \_\_\_\_\_ as described, more particularly in \_\_\_\_\_ (the 'Site').
- C. As part of the proposed development of the Site, RLDA had conducted a competitive bidding process by inviting proposal in the form of bids (the "Bid") vide its Bid Notice no. \_\_\_\_\_ dated \_\_\_\_\_ to undertake the development of the Site, on the terms and conditions specified herein.
- D. The [Name of the Selected Bidder entity and in case of a consortium, name of all the members of the Selected Bidder entity] (the 'Selected Bidder') was the successful bidder and was issued the Letter of Acceptance (the "LOA") dated \_\_\_\_\_ by RLDA.
- E. The Selected Bidder has, in accordance with the LOA, promoted and incorporated the Lessee as a company under the provisions of the Companies Act, 2013 and the Selected Bidder and the Lessee have, by their letters dated \_\_\_\_\_ and \_\_\_\_\_ respectively, requested RLDA to accept the Lessee as the entity, which shall undertake and perform the obligations and enjoy the rights as specified herein.



Shalimar Stone Private Limited  
Authorized Signatory

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- F. The Lessee/Selected Bidder<sup>5</sup>, in compliance of the terms and conditions of the LOA, has:
- (a) paid to RLDA an amount of ` \_\_\_\_\_ towards the First Installments of the Lease Premium as specified in the LOA, in the following manner:
- (i) \_\_\_\_\_;
- (ii) \_\_\_\_\_;
- and
- (b) deposited with RLDA a bank guarantee of value ` \_\_\_\_\_ (Rupees \_\_\_\_\_ only) no. [ \_\_\_\_\_ issued by \_\_\_\_\_ dated \_\_\_\_\_ on [insert date] (the "Performance Guarantee").
- G. The Lessee is desirous of acquiring lease rights over the Site for the purposes of conceptualizing, designing, financing, construction, marketing, leasing, operating and maintaining the Assets upon the Site.
- H. RLDA has agreed to grant to the Lessee, the lease rights and other rights in the Site *[and license and right to access the Redevelopment Land for designing, financing, constructing and vesting of the Redevelopment Assets]* subject to the fulfillment of the Conditions Precedent and upon the fulfillment of the other obligations of the Lessee as contained herein in accordance with the terms and conditions of this Lease Agreement.

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

1. RLDA grants to the Lessee, the Site on lease for a period of \_\_\_ years from the Effective Date on the terms and conditions contained in the following documents which shall be deemed to form a part of this Lease Agreement:

- a) The Letter of Acceptance dated \_\_\_\_\_;
- b) Bid Documents

The Lessee shall carry out the Development Project on the Site leased out to it *[and the Redevelopment Project on the Redevelopment Land]* in accordance with the provisions of the Lease Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused the Lease Agreement to be signed in their respective names as of the day and year first above written.



<sup>5</sup>Strike out whichever is not applicable.



Shalimar ~~Corp~~ Private Limited  
  
 Authorized Signatory



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<p>FOR AND ON BEHALF OF  <b>Rail Land Development Authority</b>          By....., Authorized          Representative</p>	<p>Witness</p> <p>1. Signature          Name          Address</p> <p>2. Signature          Name          Address</p>
<p>FOR AND ON BEHALF OF  <i>[name of the Lessee]</i>          By....., Authorized          Representative</p>	<p>Witness</p> <p>1. Signature          Name          Address</p> <p>2. Signature          Name          Address</p>



Shalimar Skyline Private Limited  
*[Signature]*  
 Authorised Signatory





Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**SCHEDULE - I**

**PART - A**

**SITE DESCRIPTION AND SITE PLAN**

*(To be reproduced from LDHB Part-V Schedules and Specifications)*



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Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**SCHEDULE - I**

**PART - B**

**DCR Norms**

*(To be reproduced from LDHB Part-V Schedules and Specifications)*



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Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**SCHEDULE - I**

**PART - C**

**SITE INVENTORY**

(To be reproduced from LDHB Part-V Schedules and Specifications)



*Say*



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**SCHEDULE - II**

**ASSETS**

*[To be reproduced from LDHB Part-V Schedules and Specifications]*



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**SCHEDULE - III**

**PROJECT UTILITIES**

(To be reproduced from LDHB Part-V Schedules and Specifications)



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**SCHEDULE - IV**

**SCHEDULE OF PAYMENT**

(Bid Form-12, submitted by the Bidder should be reproduced)



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**SCHEDULE -V**  
**MANDATORY WORKS**

(To be reproduced from LDHB Part-V Schedules and Specifications)



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**SCHEDULE - VI**

**SPECIFICATIONS OF MANDATORY WORKS**

(To be reproduced from LDHB Part-V Schedules and Specifications)



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**SCHEDULE – VII**

**DRAWINGS OF MANDATORY WORK**

(To be reproduced from LDHB Part-V Schedules)



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**Form No. 15: Performance Guarantee**

Bank Guarantee bond for Performance Guarantee  
(To be executed on Non Judicial Stamp paper of Rs. 100/-)

Date:

No.

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

In consideration of the Rail Land Development Authority (hereinafter called "The RLDA) having agreed to exempt \_\_\_\_\_ (hereinafter called "The said Selected Bidder/ Lessee) from the demand, under the terms and conditions of Bid Documents/LOA No./ Agreement \_\_\_\_\_ dated \_\_\_\_\_ made between RLDA and \_\_\_\_\_ for \_\_\_\_\_ (hereinafter called "the said LOA/Lease Agreement), of security deposit, for the due fulfillment by the said Selected Bidder/ Lessee of the terms and conditions contained in the said Bid Documents/Lease Agreement, on production of a Performance Bank Guarantee Bond for Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) we, \_\_\_\_\_ (hereinafter referred to as the bank") at the request of \_\_\_\_\_ Selected Bidder/ Lessee do hereby undertake to pay to the RLDA any amount not exceeding Rs. \_\_\_\_\_ against any loss or damage caused or suffered or would be caused to or suffered by the RLDA by reason of any breach by the said Selected Bidder/ Lessee of any of the terms or conditions contained in the said Bid Documents/ Lease Agreement.

- We \_\_\_\_\_ (Indicating name of the bank) do hereby undertake to pay the amounts due and Payable under this guarantee without any demur, merely on a demand from the RLDA stating that the amount claimed is due by way of loss or damage caused to or would be caused to or suffered by the RLDA by reason of breach by the said Selected Bidder/ Lessee of any of the terms or conditions contained in the said LOA/Lease Agreement or by reason of the Selected Bidder/ Lessee failure to perform the obligations under the said LOA/Lease Agreement. Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_).
- We undertake to pay to the RLDA any money so demanded notwithstanding any dispute or disputes raised by the Selected Bidder/ Lessee in any suit or proceeding pending before any court or tribunal relating thereto our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment.

Shri. Skyline Private Limited

Authorised Signatory



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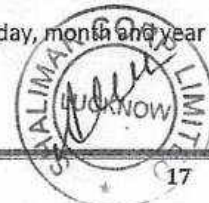
Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

there under and the Selected Bidder/ Lessee shall have no claim against us for making such payment.

4. We \_\_\_\_\_ (Indicating name of the bank) further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the said LOA/Lease Agreement and that it shall continue to be enforceable till all the dues of the RLDA under or by virtue of the said LOA/Lease Agreement have been fully paid and its claim satisfied or discharged or till RLDA certifies that the terms and conditions of the said LOA/Lease Agreement have been fully and properly carried out by the said Selected Bidder/ Lessee and accordingly discharges the guarantee. Unless a demand or claim under this guarantee is made on us in writing on or before the \_\_\_\_\_ we shall be discharged from all liability under this guarantee thereafter.
5. We \_\_\_\_\_ (Indicating name of the bank) further agree with the RLDA that the RLDA shall have the fullest liberty without our consent and without affecting in any manner our obligations hereunder to vary any of the terms and conditions of the said LOA/Lease Agreement or to extend time of performance by the said Selected Bidder/ Lessee from time to time or to postpone for any time or from time to time any of the powers exercisable by the RLDA against the said Selected Bidder/ Lessee and to forbear or enforce any of the terms and conditions relating to the said LOA/Lease Agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Selected Bidder/Lessee or for any forbearance, act or omission on the part of the RLDA or any indulgence by the RLDA to the said Selected Bidder/Lessee or any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.
6. The Bank Guarantee Bond shall be a continuing irrevocable obligation. Invocation of this Guarantee Bond by any official of RLDA shall be valid and unquestionable.
7. We, \_\_\_\_\_ further state that our bank is a nationalized/scheduled bank having a networth of Rs. 1000 crores or more which is a prerequisite as stipulated by RLDA for issue of the said bank guarantee bond.
8. This guarantee will not be discharged due to the change in the constitution of the bank or the Selected Bidder/ Lessee.
9. We \_\_\_\_\_ lastly undertake not to revoke this guarantee during its currency except with the previous consent of the RLDA in writing.
10. Any demand by RLDA for encashment of the BG Bond shall be deemed to have been duly served: if delivered by hand, when left at \_\_\_\_\_ (address of the issuing branch); and if given or made by pre-paid registered post or facsimile transmission, when received at \_\_\_\_\_ (address of issuing branch of the Bank) or by email at email id \_\_\_\_\_ (email of the issuing branch) on the fax no. \_\_\_\_\_ (for the purposes of facsimile transmission)

IN WITNESS WHEREOF, THE BANK HAS executed this Guarantee Bond on the day, month and year first above mentioned through its duly authorized representative.



Authorised Representative  
Stellar Styline Private Limited

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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

SEAL OF THE BANK

SIGNED, SEALED AND DELIVERED  
ON BEHALF OF THE BANK BY

SIGNATURE OF AUTHORISED REPRESENTATIVE OF THE BANK \_\_\_\_\_  
 NAME AND DESIGNATION \_\_\_\_\_  
 ADDRESS OF THE BRANCH \_\_\_\_\_  
 TELEPHONE & FAX NO \_\_\_\_\_  
 SIGNATURES OF THE WITNESSES \_\_\_\_\_  
 NAMES OF THE WITNESSES \_\_\_\_\_  
 ADDRESSES OF THE WITNESSES \_\_\_\_\_

Note: Bank Guarantee Repository System (BGRS) in RLDA – While issuing Bank Guarantee applicant must mention receiver's details as ICICI Bank IFSC ICIC0000007, Branch Connaught Place, New Delhi, at which SFMS IFN 760 message shall be sent by issuing Bank through SFMS, to establish the authenticity of issued BG.



Shalimar Skyline Private Limited

Authorised Signatory



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**Form No. 16: Sample Form of MoA of SPC**

(Under The Companies Act, 2013)

(COMPANY LIMITED BY SHARES)

**MEMORANDUM OF ASSOCIATION**

OF

" \_\_\_\_\_ "

- I. The name of the company is " \_\_\_\_\_ "
- II. The registered Office of the Company will be situated in the State of \_\_\_\_\_ -
- III. The objects for which the company is established are:

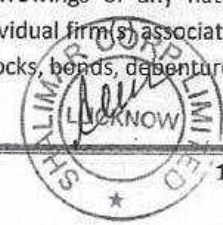
**A. THE MAIN OBJECTS TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE:**

1. To develop Bid "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.". Railway land/air space to be leased to the company by Rail Land Development Authority (RLDA) on design build finance operate and transfer model as laid down in the lease agreement and other documents to be entered into with RLDA and to take all actions as may be required for development of the project.
2. To carry on the business of promoters developers, builders, managers, architects, contractors, sub-contractors, planners, designers, construction engineers, decorators, interior decorators, fabricators, engineers, survivors, appraisers, mortgagors of commercial complexes and to engage in all types of construction activities incidental or in relation to the project carried on by the Company at railway land leased to the company by RLDA in term of object 1 above.

**B. THE OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF THE MAIN OBJECTS ARE:-**

1. To purchase and otherwise acquire, own, import, all materials, substances, appliances, machines, containers and such other articles and apparatus and things capable of being used in the main business and to own, lease and otherwise acquire and use facilities of whatever kind as may be convenient or useful or conducive to the effective working of the main objects of the Company.
2. To acquire, build, alter, maintain, enlarge, remove or replace and to work manage and control any buildings, offices, factories, mills, shops, machinery and conveniences which may seem necessary to achieve the main Objects of the company.
3. To carry on and transact every kind of guarantee, corporate guarantee and counter guarantee business and to guarantee the payment/repayment of loans borrowings of any nature whatsoever granted by any institution and/or any person to any individual firm(s) association of person and money secured by or payable under or in respect of stocks, bonds, debentures,

Signature of Skyline Private Limited  
Authorized Signatory



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**Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.**

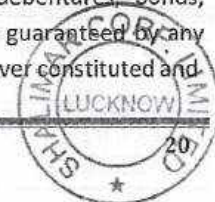
**Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024**

debentures stocks, contracts, mortgages, charges, obligations and securities of any company whomsoever whether incorporated or not.

4. To purchase, take on lease or tenancy or in exchange, hire take options over or otherwise acquire any estate or interest whatsoever and to hold, develop, work concessions, grants, decrees, licenses, privileges, claims, portions, leases, property, real or personal or rights or powers of any kinds which may appear to be necessary for the main objects of the Company.
5. To pay for preliminary and pre-incorporation expenses of the Company.
6. To exchange, mortgages, royalty or tribute grant licenses, easements options and such other rights over and dispose of the whole or any part of the undertaking, property, assets, rights and effects of the Company for such consideration as may be thought fit and in particular for stocks, shares debentures whether fully or partly paid up or securities of any other company having objects whole or in part similar to those of the Company.
7. To pay for any rights or property acquired by the Company and to remunerate any person, firm or body corporate rendering services to the Company either by cash payment or by allotment to him or them of shares or securities of the Company as paid up in full.
8. To advance money, either with or without security and give credit to such persons (including government) and upon such terms and conditions as the Company may deem fit to attain the main objects of the Company provided that the Company shall not carry on banking business within the meaning of Banking Regulation Act, 1949.
9. To undertake financial and commercial obligations, transactions and operations of all kinds, in connection with the main of the company.
10. To guarantee the performance of any contract or obligation and the payment of money or dividends and interest on any stock, shares or securities of any company, corporation, firm or person in any case in which such guarantee may be considered directly or indirectly to further the main objects of the Company.
11. To guarantee the payment of money unsecured or secured or payable under or in respect of promissory notes, bonds, debentures, stocks, contracts, mortgages, charges, obligations instruments and securities of any company or of any authority, supreme, municipal, local or of any persons whether incorporated or not incorporated and to guarantee or become sureties for the performance of any contracts or obligations as may be necessary for the main objects of the Company.
12. To subscribe for acquire, hold and dispose of shares, share-stock, debentures, bonds, debenture stock, mortgages, obligations securities of any kind issued or guaranteed by any company (body corporate/undertaking) of whatsoever nature and howsoever constituted and

Signature of Skyline Private Limited

Authorised Signatory



Instruction to Bidder and Bid Forms of RLDA LDHB

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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

to subscribe for acquire and hold shares, debentures and debenture-stocks and debenture-bonds, mortgages, obligations and such other securities issued or guaranteed by any government, trust, municipal, local or such other authority or body of whatever nature, whether in India or elsewhere as may be conducive to the main objects of the Company.

13. Subject to the provisions of section 77 of The Companies Act, 2013, to invest other than investment in Company's own shares, any money of the Company not immediately required in any investments movable or immovable as may be thought proper and to hold, invest in shares or stock as may be necessary for the main objects of the Company.
14. Subject to Sections 58A, 292, 293, 295 and 372A of the Act and Rule and Regulations made there under and the directions issued by Reserve Bank of India to receive money on deposit or loan and borrow or raise money in such manner as the company shall think fit and in particular by the issue of debentures or debenture-stock (perpetual or otherwise) and to secure the payment of any money borrowed, raised or owing on the mortgage, charge or lien upon all or any of the property or assets of the Company (both present or future) including its uncalled capital and also by similar mortgage, charge or lien to secure and guarantee the performance by the Company, or any other such person or Company of any obligation undertaken by the Company.
15. To draw, make, accept, endorse, discount, negotiate, execute and issue bills of exchange, promissory notes, bills of lading debentures and other negotiable or transferable instruments or securities.
16. To apply for, purchase or otherwise acquire and protect, prolong and renew in any part of the world, any patents patent rights, brevets, inventions trademarks, designs, licenses, protections, and concessions conferring any exclusive or non-exclusive or limited right to their use or other information as to any invention, process or privileges which may seem capable of being used for the main objects of the Company or the acquisition of which may seem calculated directly or indirectly to benefit the company and to use exercise develop or grant licenses or privileges in respect of the property rights and information so acquired.
17. To spend money in experimenting upon and testing and improving or seeking to improve any patents, rights, inventions, discoveries, processes or information of the Company or which the Company may acquire or propose to acquire.
18. To do all or any of the main business activities either as principals, agents, trustees, contractors or otherwise and either alone or in conjunction with others and either by or through agents, sub-contractors, trustees or otherwise.
19. To acquire and takeover all, or any part of the business property and liabilities of any person, firm or company carrying on or proposing to carry on any business which this Company in authorized to carry on or possess property, suitable for the main objects of the Company.

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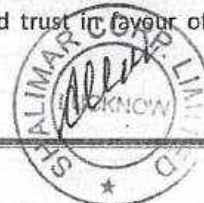
Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

20. To procure the registration or recognition of the company in or under the laws of any place outside India.
21. To form, incorporate or promote any company or companies whether in India or elsewhere having amongst its or their objects the acquisition of all or any of the assets or controls, management or development of the Company or any other such objects which in the opinion of the Company could or might directly or indirectly assist the Company in the management of its main business or the development of its properties or otherwise prove advantageous to the Company and to pay all or any of the costs and expenses incurred in connection with such promotion or incorporation and to remunerate any person or company in any manner it shall fit for services rendered or to be rendered in or about the promotion of any other such company in which the Company may have any interest.
22. Subject to the provisions of Sections 391 to 394A of the Companies Act, 2013 to amalgamate or to enter into partnership or into any arrangement for sharing profits, union of interest, co-operation, joint venture or reciprocal rights with any person or persons or company or companies carrying on or engaged in the main objects of the Company.
23. To enter into any arrangements and take all necessary or proper steps with government or with other such authorities supreme, national, local municipal or otherwise of any place in which the Company may have interests and to carry on any negotiations or operations for the purpose of directly or indirectly carrying out the main objects of the Company or effecting any modification in the constitution of the Company or for furthering the interests of the members and to oppose any such steps taken by any other such company firm or person which may be considered likely directly or indirectly, to prejudice the interest of the Company or its members, and to assist in the promotion whether directly or indirectly of any legislation which may seem advantageous to the company and to obtain from any such Government Authority and company and charters, contracts, decrees, rights, grants, loans, privileges or concessions which the company may think it desirable to obtain and carry out exercise and comply with any such arrangements, charters, decrees, rights, privileges of concessions.
24. To adopt such means of making known the main objects of the Company as may seem expedient and in particular by advertising in the press by circulars, by purchase and exhibition of works of art or interest, by publication of books and periodicals and by granting prizes, rewards and donations.
25. (a) To undertake and execute any trust, the undertaking of which may seem to the Company desirable and either gratuitously or otherwise vest any real or personal property, rights or interests acquired by or belonging to the company in any person of Company on behalf of or for the benefit of the company and with or without any declared trust in favour of the Company.



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Shalimar Skyline Private Limited

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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

- (a) To accept gifts including by way of awards/prizes from Govt. and semi-Govt. bodies and to give gifts and donations to create trust for the welfare of employees, members, directors and/ or their dependents heirs and children and for deserving objects any other persons, also to act as trustees.
26. To apply the assets of the Company in any way in or towards the establishment, maintenance or extension of any association, institution or fund in any way connected with any particular trade or business or commerce and particularly with the trade, including any association, institution or fund for the interests of masters, owners and employers against loss by bad debt, strike, combustion, fire, accident or otherwise or for the benefit of any employee workman or other at any time employed by the Company or any of its predecessors in business or their families or dependents and whether or not in common with such other persons or classes of persons and in particular of friendly co-operative and such other societies, reading rooms, libraries educational and charitable institutions, dining and recreation rooms, temples, churches, chapels, school and hospitals and to grant gratuities, pensions and allowances and to contribute to any funds raised by public or local subscription for any purpose.
27. To give pecuniary otherwise to any association, body or movement having for an object the solution, settlement of industrial or labour problems or troubles or the promotion of industry or trade.
28. To subscribe or guarantee money for any national, charitable benevolent, public, general or useful object of and for exhibition, subject to the provisions of Sections 293, 293A&293B of the Act.
29. To establish and maintain or procure the establishment and maintenance of any contributory or non-contributory pension or superannuation funds for the benefit of and give, or procure the giving of donations, gratuities, pensions, allowances or emoluments to any person who are or were at any time in the employment or service of the Company or are allied to or associated with the company or with any subsidiary Company or who are or were at any time Directors or Officers of the company as aforesaid and the wives, widows, families and dependents of any such persons and also establish and subscribe to any institutions, associations, clubs or funds calculated to be for the benefit of or to advance the interest and well-being of the Company or of any such other Company as aforesaid and make payments to or towards the insurance of any such persons as aforesaid and do any of the matters aforesaid, either alone or in conjunction with any such other company as aforesaid.
30. To do all such other things as may be deemed incidental or conducive to the attainment of the main objects.

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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**C. OTHER OBJECTS FOR WHICH THE COMPANY IS ESTABLISHED ARE:- NIL**

- IV. The liability of the members is limited and this liability is limited to the account unpaid, if any, on the shares held by them.
- V. The Authorized share capital of the company is Rs. \_\_\_\_\_ (Rupees )  
divided into \_\_\_\_\_ ( ) Equity shares of \_\_\_\_\_  
Rs. \_\_\_\_\_ ( ) each. The  
minimum Paid-Up Share Capital of the Company shall be Rs. \_\_\_\_\_.
- VI. We the several persons whose names and addresses are subscribed are desirous  
of  
being formed into a company in pursuance of the Memorandum of  
Association and we respectively agree to take the number of shares  
in the capital of the company set opposite our respective names.

S. No	Name, Address, Description and Occupation of the Subscriber	Number of Equity Shares taken by the subscriber	Signature of subscriber	Signature, Address, Description and Occupation of the Witness
(1)	(2)	(3)	(4)	(5)

I hereby witness the signatures of all the subscribers. Place:

Date:

Witness of above signatures:

- 1.
- 2.



Shalimar Skyline Private Limited

Authorized Signatory



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SHALIMAR™

**Shalimar Corp Limited**  
11th Flr, Titanium, Shalimar Corporate Park,  
Vibhuti Khand, Gomti Nagar,  
Lucknow - 226010 INDIA  
Tel. : 0522 - 4030444  
Fax : 0522 - 4030413  
CIN : U70100DL1988PLC390006

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

**Bid No: RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024**

Date:01.08.2024

To,

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

**Sub:- Bid for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at  
Vasundhara Railway Colony for Residential Development for 99 Years  
with Redevelopment of 150 Type-II Quarters in Railway land at New Loco  
Colony, in Varanasi Division of NE Railway, U.P."**

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 lease agreement.

Thanking you,



Yours Faithfully

**Mohd. Abdullah Masood**  
Director

For and On Behalf of Shalimar Corp Ltd

Shalimar Skyline Private Limited

Authorised Signatory



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Regd. Office : A2/3, Safdarjung Enclave, New Delhi 110029 IN

E-mail : shalimar@shalimar.org Website : www.shalimarcorp.com

REERA Registration No. : UPRERAPRM4092

Website link-<http://upreraportal.cloudapp.net/ViewPromoter.aspx?ID=UPRERAPRM4092>

Residential | Commercial | Township | Corporate Park

Great  
Place  
To  
Work  
Certified

BID FORM 17

Bid No. RLDA//2024/RFP/CD/CRD-04 Dated 11.01.2024

UNDERTAKING ALONGWITH ARTICLE 19 OF ITB (Part III of Bid documents) FORM OF  
UNDERTAKING TO BE SUBMITTED ON LETTER HEAD BY THE BIDDER ALONGWITH BID FORM  
(ORIGINAL) IN PURSUANCE OF ARTICLE No 20

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 15,161 Sqm. (approx.) Railway Land at  
Vasundhara Railway Colony for Residential Development for 99 Years with  
Redevelopment of 150 Type-II Quarters in Railway land at New Loco  
Colony, in Varanasi Division of NE Railway, U.P."

This has reference to the Bid being submitted by Shalimar Corp Ltd (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  
11.01.2024

We hereby confirm and undertake the following:

1. That we have read the Article No 20 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.

Shalimar Skyline Private Limited

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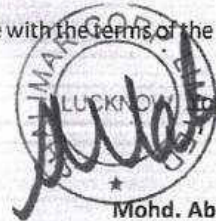
Regd. Office : A2/3, Saidarjung Enclave, New Delhi 110029 IN  
E-mail : shalimar@shalimar.org Website : www.shalimarcorp.com  
RERA Registration No. : UPRERAPRM4092

Website link-<http://upreraportal.cloudapp.net/ViewPromoter.aspx?ID=UPRERAPRM4092>

Residential | Commercial | Township | Corporate Park

3. That owing to the COVID-19 lockdown/phases of unlockdown, 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, 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 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.



Mohd. Abdullah Masood  
Director

For and On behalf of Shalimar Corp Ltd

Date:- 01.08.2024

Place:- Lucknow

Shalimar Skyline Private Limited

Authorized Signatory



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# RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)

UNIT- 702 -B, 7<sup>TH</sup> Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, New Delhi



## REQUEST FOR PROPOSAL(RFP)

(RFP Notice No: RLDA/2024/RFP/CD/CRD-04 of 2024 Dated: 11.01.2024)

"Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P."

Rail Land Development Authority invites proposals through e-tendering single stage two cover bidding system from interested eligible bidders as per conditions of Bid Documents for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P."

Site description	Approximate area of site	FAR	Reserve Price (Rs.)
Vasundhara, Varanasi (U.P)	15161 Sqm	2.50 (w.r.t. Complete Land Plot area)	Rs.59.50 Crore

The schedule of important dates, Fees and contact person (s) are as follows:

Fees	Pre Bid Meeting	Due Date(s) & Time	Contact Person(s)
(1)	(2)	(3)	(4)
<p>1. Registration Charges: Rs. 2,500/- (Non-refundable) for E-procurement portal of RLDA.</p> <p>2. Bid processing fee is payable @ 0.05% of the Reserve Price with a minimum cap of Rs. 550/- and maximum cap of Rs.5,000/- exclusive of all taxes. (Non-refundable).</p> <p>3. Bid Document Fee: Rs.59,000/- Including GST @18% (Non-transferable &amp; Non-refundable)</p> <p>4. Bid Security Rs.1,00,00,000/- (Rs. One Crore Only) in the manner as prescribed in Bid Document.</p>	<p>1. Pre Bid Meeting on 16.02.2024 at 12:30 hrs Details to be obtained from JGM/P-3 M:7678149900</p>	<p>1. Commencement of downloading of e-bid document: 06.02.2024 at 18:00 Hrs.</p> <p>2. Last date of receiving queries: 19.02.2024 up to 18:00 Hrs.</p> <p>3. Reply to queries, uploading of Amendment to e-Bid on website, if any: 21.02.2024</p> <p>4. Last date of downloading of e-bid Document for participation/ submission online: 26.03.2024 upto 14:00 Hrs.</p> <p>5. E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 26.03.2024 upto 15:00 Hrs.</p> <p>6. Last date for submission of Bid Forms (Bid Forms 1 to 11,16,16A &amp;17 as applicable along with supporting documents) in original to RLDA in Cover-1 after submission of e-Bids: As per Article-20 of ITB (Part-III of Bid Documents).</p> <p>7. Opening of e-Bids : 26.03.2024 at 15:30 Hrs.</p>	<p>1. <b>Shri Sudhir Singh</b> Chief Project Manager/Lucknow: (e-mail: gmrdalko@gmail.com) Mobile: +91 9794883330</p> <p>2. <b>Shri Jagmohan C Laamba</b> Joint General Manager/P-3 (e-mail: dgm_p3@rlda.railnet.gov.in) Tel:011-23232854, Extn:220 Mobile:7678149900</p> <p>3. <b>Consultant of the Site:</b> J.L Property (India) Pvt. Ltd. Mr. Ravi Chauhan (Mobile: 9999973478) email : ravi.chauhan@ap.ill.com</p> <p>4. <b>For e-bid queries :</b> Mr. Suraj Singh email: suraj@etenderwizard.com Mobile: 9599653865</p>

Notes:

- Bidders have to download the Bid documents from the e-procurement portal i.e. [www.tenderwizard.in/RLDA](http://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 bids online.
- 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 evaluate accordingly. The decision of RLDA shall be final and binding.
- Any Corrigendum/Addendum to this RFP Notice, if any, would appear only on above mentioned websites and will not be published in newspapers.

JGM/Tender

Digitally signed  
by HEMANT  
KUMAR  
Date:  
2024.02.06  
12:10:33 IST  
Reason: PDF  
Authenticated



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Shalimar Copr Private Limited

Authorised Signatory



### RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)  
Unit No. 702-B, 7<sup>th</sup> Floor Konnectus Tower-II, DMRC Building,  
Bhavbhuti Marg, New Delhi – 110002  
Phone : +91-11-22232854, Fax: +91-11-22232835



#### CORRIGENDUM NO.08 DATED 18.07.2024

To

(RFP Notice No: RLDA/2024/RFP/CD/CRD-04 of 2024 Dated: 11.01.2024)

In respect of RFP for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P." amended e-bidding schedule are as under:

SN	Activity of Schedules	Existing Provision	Amended Provision
(1)	(2)	(3)	(4)
1	Reserved Price (Rs.)	Rs.59.50 Crore	Rs. 57.80 Crore
2	Last date of downloading of e-bid Document for participation/ submission online:	Last date of downloading of e-bid Document for participation/ submission online: 22.07.2024 upto 14:00 Hrs.	Last date of downloading of e-bid Document for participation/ submission online: 05.08.2024 upto 14:00 Hrs.
3	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date")	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 22.07.2024 upto 15:00 Hrs.	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 05.08.2024 upto 15:00 Hrs.
4	Opening of e-Bids:	Opening of e-Bids: 22.07.2024 at 15:30 Hrs.	Opening of e-Bids: 05.08.2024 at 15:30 Hrs.
5	The RFP Part-III, Part-IV and Part-V has been revised. The bidders are requested to download the revised documents accordingly.		

\*All other terms and conditions will remain same.

Shalimar Skyline Private Limited

Authorised Signatory

JGM/Tender



Digitally signed  
by NEERAJ  
KUMAR GUPTA  
Date:  
2024.07.18  
17:46:19 IST  
Reason: PDF  
Authenticated





**RAIL LAND DEVELOPMENT AUTHORITY**

(A Statutory Authority under Ministry of Railways, Government of India)  
Unit No. 702-B, 7<sup>th</sup> Floor Connexus Tower-II, DMRC Building,  
Bhavbhuti Marg, New Delhi - 110002  
Phone : +91-11-22232854, Fax: +91-11-22232835



**CORRIGENDUM NO.03 DATED 13.03.2024**

To

(RFP Notice No: RLDA/2024/RFP/CD/CRD-04 of 2024 Dated: 11.01.2024)

In respect of RFP for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P." amended e-bidding schedule are as under:

SN	Activity of Schedules	Existing Provision	Amended Provision
(1)	(2)	(3)	(4)
1	Reply to queries, uploading of Amendment to e-Bid on website, if any	Reply to queries, uploading of Amendment to e-Bid on website, if any: 21.02.2024	Reply to queries, uploading of Amendment to e-Bid on website, if any: 18.03.2024
2	Bid Documents	-	Revised Bid Documents have been uploaded. Prospective bidders are requested to download revised bid documents.
3	Last date of downloading of e-bid Document for participation/ submission online:	Last date of downloading of e-bid Document for participation/ submission online: 26.03.2024 upto 14:00 Hrs.	Last date of downloading of e-bid Document for participation/ submission online: 18.04.2024 upto 14:00 Hrs.
4	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date")	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 26.03.2024 upto 15:00 Hrs.	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 18.04.2024 upto 15:00 Hrs.
5	Opening of e-Bids :	Opening of e-Bids : 26.03.2024 at 15:30 Hrs.	Opening of e-Bids : 18.04.2024 at 15:30 Hrs.

\*All other terms and conditions will remain same.

Shalimar Skyline Private Limited

*JGM/AT*  
Digitally signed by AMIT SHARMA  
Date: 2024.03.18 14:04:15 IST  
Reason: PDF Authenticated



Digitally signed by AMIT SHARMA  
Date: 2024.03.18 14:04:15 IST  
Reason: PDF Authenticated

# SHALIMAR SKYLINE PRIVATE LIMITED

CIN- U68200DL2024PTC436557

Regd. Office: A-2/3 F/F, Safdarjung Enclave, Nauroji Nagar, New Delhi, India, 110029  
neha@shalimar.org, 011-40545075

Dated: 19.01.2025

To,  
Rt. General Manager, Tender,  
Rail Land Development Authority,  
Unit No. 702-B, 7<sup>th</sup> Floor, Konnectus Tower-II,  
DMRC Building, Ajmeri Gate, New Delhi-110002

Dear Sir,

**Sub:** Request for waiver off Delay of time in execution of Lease Agreement w.r.t. Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

**Ref:** (i) RFP Notice No. RLDA//2024/RFP/CD/CRD/04 Dated 11.01.2024

This is with reference to the Letter of Acceptance issued to M/s Shalimar Corp 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 "Shalimar Skyline Private Limited" and have further made the necessary payments towards first instalment of the Lease Premium along with full and final payment of the Success Fee and submission of Performance Guarantee for Subsequent Instalments of Lease Premiums as set forth in LOA and RFP.

As per the clause 12.0 set forth in RFP-Part III (Instruction to Bidder and Bid Forms of RLDA LDHB) The Special Purpose Company (SPC) to be created by the Selected Bidder for implementation of the Project, and it's required to execute the Lease Agreement as contained in the format of Form No. 14 which has some delay of approx. 113-days in execution of the said Lease Agreement

As you are aware that Shalimar Corp Limited "Bidder" was also awarded the LOA for Grant of Lease for 70,606 Sqm (approx.) Railway Land for 99 Years for Residential Development at Jhosi Land Plot, Prayagraj. We wish to bring your attention that there were some issues concerns in the project to land use, Encroachment of individual houses on the entire frontage of the property and demarcation of the project land, which we have raised our concerns with respected authority.

In the process of resolving the said project concerns, we got delayed to execute the Lease Agreement in Project at Vasundhara Colony, Varanasi. Now, our management has advised to start the process for execution of Lease Agreement after clearance guidelines from RLDA authority for the same.

Shalimar Skyline Private Limited

Authorised Signatory



Shalimar Skyline Private Limited

Authorised Signatory

Therefore, you are requested to please accept our request for waiver off delay in execution of Lease Agreement and provide your approval to execute Lease agreement so that we can further proceed for starting of the project.

Thanking you.

Yours faithfully,  
For SHALIMAR SKYLINE PRIVATE LIMITED

*[Handwritten Signature]*  
Authorized Signatory

(Authorized Signatory)



Shalimar Skyline Private Limited  
*[Handwritten Signature]*  
Authorized Signatory



4550  
21/10/24

S.N. 26

SHALIMAR™

Shalimar Corp Limited

11th Fl., Titanium, Shalimar Corporate Park,  
Vibhuti Khand, Gomti Nagar,  
Lucknow - 226010 INDIA  
Tel. : 0522 - 4030444  
Fax : 0522 - 4030413  
CIN : U70100DL1988PLC390006

Ref. No. SCL/2024-25/RLDA-Varanasi/02

To,  
Jt. General Manager, Tender,  
Rail Land Development Authority,  
Unit No. 702-B, 7<sup>th</sup> Floor, Konnectus Tower-II,  
DMRC Building, Ajmeri Gate, New Delhi-110002

Dated: 19.10.2024

Kind attention Mr. Amit Sharma, General Manager, Tender, Rail Land Development Authority

Dear Sir,

This is with reference to Letter of Acceptance (LOA) issued to M/s Shalimar Corp Ltd. vide letter reference no. RLDA/2019/CRD/MKT/RFP/Vasundhara, Varanasi/(2007) dated 22.08.2024 for "Grand of Lease for 15,161 Sqm, (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway U.P."

We would like to inform you that as per said LOA First Instalment of Rs.14,95,00,000/- (Rupees Fourteen Crore Ninety-Five Lakh Only) have to be paid to RLDA within due date mentioned in the letter reference no. RLDA/2019/CRD/MKT/RFP/Vasundhara, Varanasi/(2007) dated 22.08.2024 issued by the Authority towards the payment of the First Instalment of the lease premium.

Hence, on demand of RLDA for payment within interest free period of 60 days from the date of issue of LOA, payment towards First Instalment of Lease Premium has been paid by transfer of fund Rs.14,95,00,000/- (Rupees Fourteen Crore Ninety-Five Lakh Only) as per the Bank details mentioned in LOA dated 22.08.2024.

We would also like to request you, to kindly expedite all the formalities in respect of signing of lease agreement between RLDA and SPV of M/s Shalimar Corp Limited for which purpose, we are also enclosing herewith following KYC documents of SPV (M/s Shalimar Skyline Private Limited) for your information and record;

1. Copy of COI/PAN
2. Copy of MOA
3. Copy of AOA
4. List of Directors
5. List of Shareholders
6. Proof of Payment of 1<sup>st</sup> Instalment of Lease Premium and Success Fee

For SHALIMAR CORP LIMITED

(Mohd. Abdullah Masood)  
(Authorized Signatory)



Shalimar Skyline Private Limited



# SHALIMAR SKYLINE PRIVATE LIMITED

CIN- U68200DL2024PTC436557

Regd. Office: A-2/3 F/F, Safdarjung Enclave, Nauroji Nagar, New Delhi, India, 110029  
neha@shalimar.org, 011-40545075

Dated: 19.01.2025

## UNDERTAKING FOR ESCROW AGREEMENT

To,  
Jt. General Manager, Tender,  
Rail Land Development Authority,  
Unit No. 702-B, 7<sup>th</sup> Floor, Connectus Tower-II,  
DMRC Building, Ajmeri Gate, New Delhi-110002

Dear Sir,

*Sub:* Opting of Escrow Mechanism w.r.t. Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

*Ref:* (i) RFP Notice No. RLDA//2024/RFP/CD/CRD/04 Dated 11.01.2024

This is with reference to the Letter of Acceptance issued to M/s Shalimar Corp 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 "Shalimar Skyline Private Limited" and have further made the necessary payments towards first instalment of the Lease Premium along with full and final payment of the Success Fee and submission of Performance Guarantee for Subsequent Instalments of Lease Premiums as set forth in LOA and RFP.

We hereby undertake to execute an Escrow Agreement as set forth in Clause 18.0 of the RFP-Part III (Instruction to Bidder and Bid Terms of RLDA/DHB) prior to the Appointment Date of the Project. The ESCROW Account created by the execution 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.

Therefore, we request you to please provide your consent to opt for Escrow Mechanism for execution of the said project.

Thanking you,

Yours faithfully,

For SHALIMAR SKYLINE PRIVATE LIMITED



Authorised Signatory

(Author)

Shalimar Skyline Private Limited

Authorised Signatory



# SHALIMAR SKYLINE PRIVATE LIMITED

Registered Office- A-2/3 F/F, Safdarjung Enclave, Nauroji Nagar, New Delhi, Delhi, India, 110029  
Corporate Office- 11<sup>th</sup> Floor, Shalimar Titanium Building, Vibhuti Khand, Gomti Nagar, Lucknow-226010, India  
CIN: U68200DL2024PTC436557; E Mail: neha@shalimar.org; Telephone No.: 011-40545075

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SHALIMAR SKYLINE PRIVATE LIMITED HELD ON TUESDAY, 01<sup>ST</sup> OCTOBER, 2024 AT ITS CORPORATE OFFICE 11<sup>th</sup> FLOOR, SHALIMAR TITANIUM BUILDING, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW -226010 AT 05:45 P.M.

"RESOLVED THAT consent of the Board be and is hereby accorded to authorize **Mr. Kunal Seth (DIN: 06360228)**, Director of the Company, R/o 8/1, Vikramaditya Marg, Hazratganj, Lucknow-226001 UP, India., for and on behalf of the Company, to sign & execute all Agreements, Deeds, Memorandum of Understandings with Rail Land Development Authority (RLDA) for the purpose of Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.,"

"RESOLVED FURTHER THAT **Mr. Kunal Seth** is also authorized to execute and sign all types of documents and do all such acts, deeds and things as necessary, desirable or expedient to give effect to the above-mentioned resolution."

"RESOLVED FURTHER THAT the aforesaid power entrusted to **Mr. Kunal Seth** shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as they are in the concerned to the Company."

"RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforesaid shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the Board shall not be responsible for any acts beyond the scope of the aforesaid powers done by **Mr. Kunal Seth**, and such invalid, illegal acts, and acts done beyond the scope of powers granted in this Resolution shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf."

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

For SHALIMAR SKYLINE PRIVATE LIMITED

//Certified true copy//

MOHD ABDULLAH MASOOD  
Digitally signed  
by MOHD  
ABDULLAH  
MASOOD  
Date: 2024.10.01  
18:25:55 +05'30'

Mohd Abdullah Masood  
(Director)

DIN: 00157623

196-4, Gulistan E Tayyaba, Ram Lal Chakravarty  
Road, Golaganj, Near Balrampur Hospital  
Aminabad Park, Lucknow 226018



Shalimar Skyline Private Limited





Vibhuti Khand , Gomti Nagar Lucknow-226010(U.P) do hereby irrevocably constitute, nominate, appoint and authorize Mr. Mohd Abdullah Masood son of Shri Masood Ahmad and presently residing at 196/4, Ram Lal Chakravarty Road Near Balrampur Hospital, Golaganj, Amina Bad Park Lucknow 226018 Uttar Pradesh, India, who is presently employed with us 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 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.". 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, Shalimar Corp Limited, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS 24<sup>th</sup> Day of June 2024

FOR SHALIMAR CORP LIMITED

Signature \_\_\_\_\_  
(Director) KUNAL SETH

Name of the Person: \_\_\_\_\_  
Address (RLC ROAD, GOLAGANT  
LUCKNOW, U.P)  
Company Seal: \_\_\_\_\_



Witness Verified before me.  
DA 28-24  
REKHA ARORA  
Adv. & NOTARY  
LUCKNOW, U.P.



Shalimar Skyline Private Limited  
  
Authorized Signatory

I Accept

*Mah*

(Signature of the Attorney)

MOHD. ABDULLAH MASOOD (DIRECTOR)  
(RLC ROAD, GOLA GANT, LUCKNOW, U.P)

(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

*[Handwritten Signature]*

(Director)

Name of the Person:

Address

Seal of the Entity:

Witnesses:

1.

2.

Note:

SAKET SAHAR (A 2/3 SAFDAR JUNG ENCLAVE  
NEW DELHI)  
Ram Surab Vans  
A-2/3 Safdarjung Enclave  
New Delhi - 28

[Notarized]

Name, Sign and Seal of the Notary



Witness & Verifier  
before me.

RIA 28-24

REKHA ARORA  
ADV. & NOTARY  
LUCKNOW, U.P.



499

Shalimar Skyline Private Limited

*[Handwritten Signature]*  
Authorized Signatory



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.



Verified  
me.

RA 28-24



500

Shalimar Skyline Private Limited  
Authorized Signatory

A handwritten signature in blue ink over the text "Authorized Signatory".



SHALIMAR

Shalimar Corp Limited  
11th Fl., Titanium, Shalimar Corporate Park,  
Vibhuti Khand, Gomti Nagar,  
Lucknow - 226010 INDIA  
Tel.: 0522 - 4030444  
Fax: 0522 - 4030413  
CIN : U70100DL1988PLC390006

CERTIFIED TRUE COPY OF THE  
RESOLUTION PASSED AT THE MEETING  
OF THE BOARD OF DIRECTORS OF  
SHALIMAR CORP LIMITED HELD ON  
THURSDAY, 20<sup>TH</sup> JUNE, 2024 AT ITS  
CORPORATE OFFICE 11<sup>TH</sup> FLOOR,  
SHALIMAR TITANIUM, VIBHUTI KHAND,  
GOMTI NAGAR, LUCKNOW -226010 AT  
10:00 A.M.

"RESOLVED THAT consent of the Board be and is hereby accorded to authorize Mr. Mohd Abdullah Masood, R/o 196-4, Gulistan E Tayyaba, Ram Lal Chakravarty Road Near Balrampur Hospital, Golaganj, Aminabad Park, Lucknow-226018 Uttar Pradesh India, to apply for the Tender floated by "RAIL LAND DEVELOPMENT AUTHORITY (A Statutory Authority under Ministry of Railways, Government of India) having its principal office at Unit No. 702-B, 7th Floor Konnectus Tower-II, DMRC Building, Bhavbhuti Marg, New Delhi - 110002 vide Tender No.: RLDA/2024/RFP/CD/CRD-04 for the purpose of "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P." for and on behalf of the Company."

"RESOLVED FURTHER THAT the aforesaid power entrusted to Mr. Mohd Abdullah Masood shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as they are in the concerned to the Company."

"RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforesaid shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the Board shall not be responsible for any acts beyond the scope of the aforesaid powers done by Mr. Mohd Abdullah Masood, and such invalid, illegal acts, and acts done beyond the scope of powers granted in this Resolution shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf."

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

For Shalimar Corp Limited

Atul Vyas  
(Company Secretary)

M.NO.: F9749

R/o: 448/22 N Nagaria, Thakurganj,  
Lucknow-226003



Specimen Signature of Mr. Mohd. Abdullah Masood

//Certified True Copy//

Great Place To Work  
MOH D ABDULLAH MASOOD  
I am certified accuracy and  
authenticity of this document  
04.08.2024 16:30



Jbc

Regd. Office : A2/3, Safdarjung Enclave, New Delhi 110029 IN  
E-mail : shalimar@shalimar.org Website : www.shalimarcorp.com  
RERA Registration No. : UPRERAPRM4082  
Website link-<http://upreraportal.cloudapp.net/ViewPromoter.aspx?ID=UPRERAPRM4092>  
Residential | Commercial | Township | Corporate Park



Shalimar Skyline Private Limited

Authorized Signatory

