



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

SUJEET KUMAR KATIYAR

Stamp Vendor

License No. 130/12-1B

E-Stamp ID-UP14136404

Civil Court Compound Kanpur Nagar

Mobile No. 8756957548

₹ 4,76,90,000

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP39286010265357U
 11-Jul-2022 04:56 PM
 NEWIMPACC (SV)/ up14136404/ KANPUR/ UP-KNP
 SUBIN-UPUP1413640470525268718231U
 MS NILANSH BUILDCON PRIVATE LIMITED
 Article 35 Lease
 1.48 HECTARES OF RAILWAY LAND AT GWALTOLI, PLOT NO 26
 BLOCK NO.11 CHAK NO 11 SUTERGANJ KANPUR NAGAR
 RAIL LAND DEVELOPMENT AUTHORITY
 MS NILANSH BUILDCON PRIVATE LIMITED
 MS NILANSH BUILDCON PRIVATE LIMITED
 4,76,90,000
 (Four Crore Seventy Six Lakh Ninety Thousand only)

सत्यमेव जयते

E STAMP LOCKED

G-II, KANPUR NAGAR



Please write or type below this line



For [Name] Buildcon Pvt. Ltd

For



Authorised Signatory

Authorised Signatory

PU 0002687988

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

Statutory Alert:

The authenticity of this Stamp certificate should be verified at 'www.shcllestamp.com' or using e-Stamp Mobile App of Stock Holding. This Certificate and as available on the website / Mobile App renders it invalid.

1. Name of Office:
2. Date of Presentation:
3. Date of Execution:
4. Name of the Lessor:

SUB REGISTRAR, ZONE-II

11/07/2022

11/07/2022

RAIL LAND DEVELOPMENT AUTHORITY (RLDA), a Statutory Authority constituted under the Railways (Amendment) Act, 2005 (No. 47 of 2005) having its office on 7th Floor, Unit No. 702-B, DMRC Building Ajmeri Gate New Delhi (hereinafter referred to as the "LESSOR" or the "RLDA", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) through its authorised representative Shri H.K. Srivastava, Dy. General Manager/P-3, as authorised vide Letter No. RLDA/2018/Financial Consultancy/Gwaltoli/Vol-V/283 dated 05/07/2022.

PAN: AAAGR0030G

Aadhaar No. xxxxxxxx 6959

Ph: 9818977221

5. Name of the Lessee:

M/S. NILANSH BUILDCON PRIVATE LIMITED, a company incorporated under the Companies Act, 2013 and having its registered office at 93-N, Pinki Apartment, Dalibagh, Lucknow-226001 (hereinafter referred to as the "LESSEE" which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented herein through its directors

1. Shri Satish Srivastava S/o. Late Jai Narayan Srivastava R/o. C-4343 Rajajipuram, Lucknow-



For: _____



For: _____



226017

Aadhaar No. xxxxxxxx 3102

Ph: 9935580008

2. Shri Raghvendra Chandra Seth S/o. Shri
Pramod Chandra Seth R/o. 7/203 A-1 Swaroop
Nagar Kanpur Nagar-208002

Aadhaar No. xxxxxxxx 8182

Ph: 9935080900

PAN of LESSEE: AAGCN9757L

| | |
|---------------------------------------|---------------------------|
| 6. Nature of Document: | LEASE DEED |
| 7. Lease Period w.e.f. 30/12/2021: | 97 Years 8 Months 13 Days |
| 8. Lease Premium Amount: | Rs. 66,70,00,000/- |
| 9. Annual Rental: | Rs. 1,00,000/- |

DETAILS OF PROPERTY

| | |
|-------------------------------------|--|
| 10. Place: | Gwaltoli, Kanpur Nagar |
| 11. Description of Leased Property: | 1.48 Hectares [14,836 sq. mtrs.] of Railway Land situated at Gwaltoli, more specifically Plot No. 26 of Block No. 11, Kanpur Nagar |

Chak No. 11 Mohalla Suterganj

Bounded by:

North: Road width of 60ft approx. then Elgin Mills

West: House No. 11/11 & other Suther Ganj
Residential Area

South: 11/270 Suterganj & then Victoria Mills

East: 11/26 unauthorised colony



For [Name] Buildcon Pvt. Ltd.

Authorized Signatory



For [Name] Buildcon Pvt. Ltd.

Authorized Signatory



**DETAILS OF PAYMENT OF
STAMP DUTY**

| | |
|--|---|
| 12. Circle Rate | Rs. 30,000 per sq. mtrs. |
| 13. Total Value as per Circle Rate | Rs. 44,50,80,000/- |
| 14. Lease Premium Amount: | Rs. 66,70,00,000/- |
| 15. Annual Rental Value: | Rs. 1,00,000/- |
| 16. Total Rental Value: | Rs. 1,42,74,124/- |
| 17. Total Consideration [Lease Premium + Total Rental Value] | Rs. 68,12,74,124/- Round off to Rs. 68,12,75,000/- |
| 18. Stamp Duty @ 7% | Rs. 4,76,89,250/- |
| 19. Total Stamp Duty paid | Rs. 4,76,90,000/- |

Note: The Stamp Duty paid i.e. Rs. 4,76,90,000/- over this Lease Deed has been paid through e-stamp Certificate bearing No. IN-UP39286010265357U dated 11/07/2022

Note: That the subject matter land is situated on 60 ft. approx wide road (Mohalla SuterganjChak No. 11 not mentioned in the segment road list of Circle rate list determined by the Office of District Magistrate) and owing to area of the subject matter land being more than 2000 sq. meters, the Lessee is amenable for subsidy of 30% as per point no. 32 of the Circle rate list determined by the Office of District Magistrate, Kanpur Nagar dated 01/01/2018. Thus, the stamp duty is being paid on total consideration which is higher than the circle rate value of the subject matter land.



[Signature]
Authorised Signatory



[Signature]
Authorised Signatory



This Lease Deed is executed at Kanpur Nagar on this 11th day of July, 2022

BY AND BETWEEN

RAIL LAND DEVELOPMENT AUTHORITY (RLDA), a Statutory Authority constituted under the Railways (Amendment) Act, 2005 (No. 47 of 2005) having its office on 7th Floor, Unit No. 702-B, DMRC Building Ajmeri Gate New Delhi (hereinafter referred to as the "**LESSOR**" or the "**RLDA**", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) through its authorised representative Shri H.K. Srivastava, Dy. General Manager/P-3, as authorised vide Letter No. RLDA/2018/Financial Consultancy/Gwaltoli/Vol-V/283 dated 05/07/2022.

AND

M/S. NILANSH BUILDCON PRIVATE LIMITED, a company incorporated under the Companies Act, 2013 and having its registered office at 93-N, Pinki Apartment, Dalibagh, Lucknow-226001 (hereinafter referred to as the "**LESSEE**" which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented herein through its directors Shri Satish Srivastava S/o. Late J.N. Srivastava and Shri Raghvendra Chandra Seth S/o. Shri Pramod Chandra Seth jointly authorised vide Board Resolution dated 30/11/2021.

H.K. Srivastava



For Nilansh Buildcon Pvt. Ltd.

Satish Srivastava

Authorised Signatory



For Nilansh Buildcon Pvt. Ltd.

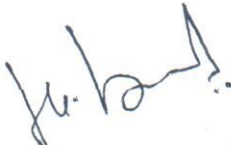

Raghvendra Chandra Seth

Authorised Signatory





Subject: Re-Execution of Lease Agreement No. RLDA/2021/LA/61 dated 30.12.2021 for Residential development of approx. 1.48 Ha. of Railway Land at Gwaltoli, Kanpur, U.P. for 99 years between Rail Land Development Authority and SPC- M/s. Nilansh Buildcon Private Limited.

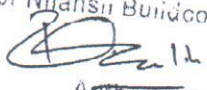

1. THAT a Lease Agreement bearing No RLDA/2021/LA/61 was executed between Rail Land Development Authority (the Lessor herein) and M/s. Nilansh Buildcon Private Limited (the lessee herein) on 30th day of December 2021. Furthermore, the said lease agreement has to be registered before the concerned Sub-registrar office Kanpur Nagar, wherein, the authority has intimated that the said agreement shall be re-executed to bring the said instrument within the purview of the Section 23 of the Registration Act, 1908. Thus, The Lease Agreement No RLDA/2021/LA/61 dated 30.12.2021 is hereby re-executed this 11th day of July, 2022 and it is being illuminated forthwith that this shall have no effect upon the lease commencement date and the same shall be construed to have effect from 30/12/2021.
2. The date of execution of this Lease Agreement No. RLDA/2021/LA/61 is 30.12.2021. This is an effective date under the definition of RLDA LDHB and RLDA has granted to the lessee this site on lease for a period


For Nilansh Buildcon Pvt. Ltd.



 Authorised Signatory

For Nilansh Buildcon Pvt. Ltd.



 Authorised Signatory

on 97(Ninety-Seven)Years 08(Eight)Months and 13(Thirteen) days from the effective date, on the terms and conditions contained in Lease Agreement document being registered herewith, which shall be an integral part of this undertaking of re-execution.

- 3. The re-execution undertaking on Non judicial stamp paper has been signed for Registration of Lease Agreement purpose only on the request of the Lessee and this will not affect in any case of contractual obligations, lease period, dues and other terms and conditions of the subject lease agreement for the lessee etc.

Witnesses:

- 1. Nilansh Srivastava *Nilansh*
S/o. Satish Srivastava,
R/o. C-4343 Rajajipuram, Lucknow
Ph: 7704001104
Aadhaar No. xxxx xxxx 1251



Nilansh

K. B. S.

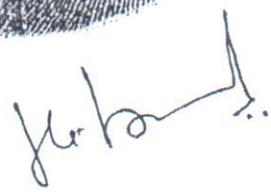
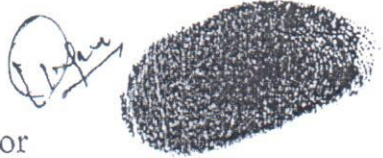


For Nilansh Srivastava Pvt. Ltd.
[Signature]
Authorised Signatory

For Nilansh Buildcon Pvt. Ltd.
[Signature]
Authorised Signatory



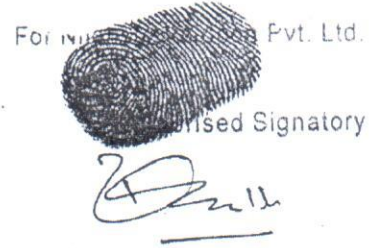
2. Ritesh Kapoor
S/o. Dinesh Kapoor
R/o. Telephone Exchange, 241 Civil Lines
Choupla Road, Bareilly
Ph: 9897606876
Aadhaar No. xxxx xxxx 4850



LESSOR
(RAIL LAND DEVELOPMENT
AUTHORITY)



LESSEE
(M/S. NILANSH BUILDCON
PRIVATE LIMITED)



Drafted By:

SAJAL AWASTHI

Advocate
Chamber No. 03, Ground Floor, Moti Lal Adhivakta Bhawan,
Civil Court Compound, Kanpur Nagar.
Ph: 9161870767



रेल भूमि विकास प्राधिकरण
Rail Land Development Authority

(रेल मंत्रालय, भारत सरकार का सांविधिक प्राधिकरण)
(A Statutory Authority under Ministry of Railways, Govt. of India)

No. RLDA/2018/Financial Consultancy/Gwaltoli/(Vol-V)/283

Dated: 05.07.2022

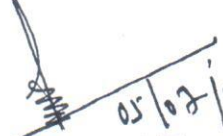
To

The Sub Registrar
Kanpur Nagar
Kanpur.

Sub: Registration of Lease Agreement No. RLDA/2021/LA/61 for Development of Residential site at Gwaltoli, Kanpur.

The development of Railway Land at Gwaltoli (area of approx. 1.48 Ha.) is handed over to M/s Nilansh Buildcon Private Limited on lease basis for a period of 97 (Ninety Seven) Years 08 (Eight) Months and 13(Thirteen) from the effective date i.e. 30.12.2021.

Mr. H.K. Srivastava, Dy. General Manager/Project is authorised representative on behalf of RLDA for registration of the said Lease Agreement (RLDA/2021/LA/61) before the office of the Sub Registrar, Kanpur.


05/07/2022
(Sudhir Singh) IRSE
Chief Project Manager/LKO

Shri H.K. Srivastava
Dy. General Manager/Project
Rail Land Development Authority
New Delhi-110002

आवेदन सं०: 202200849038443

ही संख्या 1 जिल्द संख्या 11930 के पृष्ठ 51 से 1394 तक क्रमांक
6688 पर दिनांक 11/07/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

NDL

शर्मा नवीन कुमार एस उपनिबन्धक जोन 2 कानपुर

उप निबंधक : सदर द्वितीय

कानपुर नगर

11/07/2022

