

**LEASE AGREEMENT
FOR RAILWAY LAND AT BRAMHAPURA
COLONY, MUZAFFARPUR**

BY AND

BETWEEN



**Rail Land Development Authority
("RLDA")**

AND

**"M/S PRU-RLDA PROJECTS PRIVATE LIMITED"
("LESSEE")**

(Lease Agreement No.RLDA/2025/LA/06)



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹500

e-Stamp

₹500 ₹500 ₹500 ₹500

Certificate No.	: IN-DL47301368476795X
Certificate Issued Date	: 02-Sep-2025 01:01 PM
Account Reference	: IMPACC (IV) / 01954403/ DELHI/ DL-SHD
Unique Doc. Reference	: SUBIN-DL47301368476795X
Purchased by	: PRU RLDA PROJECTS PRIVATE LIMITED
Description of Document	: Article 35(vi) Lease with security upto 100 years
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAIL LAND DEVELOPMENT AUTHORITY
Second Party	: PRU RLDA PROJECTS PRIVATE LIMITED
Stamp Duty Paid By	: PRU RLDA PROJECTS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)

सत्यमेव जयते



Please write or type below this line IN-DL47301368476795X

LEASE AGREEMENT

This LEASE AGREEMENT ("Lease Agreement") No. RLDA/2025/LA/06 dated 02.09.2025 is entered into at New Delhi 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 Unit-702/B, 7th Floor, Konnectus Tower-II, DMRC Building, Bhavbhuti Marg, New Delhi-110002 hereinafter referred to as "RLDA", which expression shall unless repugnant to or

Statutory Alert:

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



For PRU-RLDA PROJECTS PRIVATE LTD.
Authorised Signatory



inconsistent with the context, mean and include its successors and permitted assigns) represented herein through **Mr. Jata Shankar Mishra, Joint. General Manager/ Projects / Expert**, the Authorized Signatory, as authorized vide Office Order No.33 of 2025, dated 02.09.2025 of the **FIRST PART**;

AND

2. **M/s PRU-RLDA PROJECTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 2013 and having its registered office at C/O E-20/170, Sector-3, Rohini Sector 5, Delhi, North West Delhi – 110085, Delhi, Email: prurldaprojects@gmail.com (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 through **Mr. Amit Paliwal**, the Authorised Signatory, as authorized vide Board Resolution, dated-10/02/2025 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 colony development over a land area of approximately Land Area of Colony: 80,590 Sqm, Area to be leased: 63,337 Sqm of Railway Land at Bramhapura Colony, Muzaffarpur, Bihar with effective FSI 2.75, as described, more particularly in Schedule-I (the "Site").
- C. As part of the proposed development of the Site, RLDA had conducted a competitive Bidding Process by inviting proposal in the form of bids (the "Bid") vide its Bid Notice No. **RLDA/2024/RFP/CD/CRD/12, dated 12.02.2024** to undertake the development of the Site, on the terms and conditions specified herein.
- D. The Consortium of **M/s Albatross Homes Private Limited (Lead Member), & M/s Prudent Infratech Private Limited (Other Member)** (the '**Selected Bidder**') was the successful bidder and was issued the Letter of Acceptance (the "**LOA**") by RLDA No. **RLDA/ 2024/Tender Documents/Bramhapura Rly. Col., MFP/2816/Pt-2, dated 20.08.2024** by RLDA, communicating that the bid has been accepted for a value of Rs. 86,56,00,000/- (**Rupees Eighty Six Crore Fifty Six Lakh Only**) towards Lease Premium to be paid to RLDA in terms of its Financial Proposal (Bid Form-12) along with mentioned Annual Lease Rent.



For PRU-RLDA PROJECTS PVT. LTD.

[Signature]
Authorized Signatory

- E. The Selected Bidder has, in accordance with the LOA, promoted and incorporated a SPC namely **"M/s PRU-RLDA PROJECTS PRIVATE LIMITED, E-20/170, Sector-3, Rohini Sector 5, Delhi, North West Delhi - 110085**, under the provisions of the Companies Act, 2013 and the Selected Bidder and the Lessee have, by their letters/e-mails dated: 20.02.2025 respectively, requested RLDA to accept the Lessee as the entity, which shall undertake and perform the obligations and enjoy the rights as specified herein.
- F. The Lessee/selected bidder, in compliance of the terms and conditions of the LOA, has:
- (a) Paid to RLDA the following amount towards the 'Commitment Security and 1st installment of the Lease Premium as specified in the LOA, in the following manner:

Sl. No.	Lease Premium/Interest/ALR		Detail Lease Premium/ Interest/ALR deposited by the Developer		
	Particulars	Amount deposited (in Rs.)	Date of Deposit	Transaction Details	Amount (in Rs.)
1.	Commitment Security	2,00,000,00/-	08.07.2024	RTGS/ICIR4202408070 0514273/SBIN0003771	1,00,000,00/-
				RTGS/ICIR4202408070 0513922/SBIN0003771	1,00,000,00/-
2.	Lease Premium	19,64,00,000/-	16.01.2025	MAHBR 52025011619373312	21,00,00,000/-
3.	<u>Interest@9.75%</u> for the period 19.10.24 to 17.12.24(60 days)	1,35,52,767/-		MAHBR 52025011619373895	90,00,000/-
4.	Penal interest @ 12.75% for the period 18.12.24 to 16.01.25 (30 days)	88,61,425/-		-	-
(A)	TOTAL:	23,88,14,192/-		TOTAL	23,90,00,000/-
Rupees Twenty Three Crore Ninety lakh only deposited.					

- (b) In terms of Para No.25 of LDHB, "Performance Guarantee" deposited with RLDA in shape of a Bank Guarantee Bond bearing BG No. **4650IPEBG250005**, dated **18.08.2025** of value **Rs. 4,32,80,000/-** (Rupees Four Cores Thirty Two Lakhs Eighty Thousand Five Only) issued by **Bank of India Muzaffarpur** Branch at Pankaj Market Saraiyaganj Tower Muzaffarpur Bihar PIN 842001 with validity up to **18.08.2028** exclusive of further claim period of 01 year i.e up to **18.08.2029** in the format prescribed in Bid Format No.15 appearing in Part-III of Bid Documents. Before the release of Performance Guarantee, an amount equal to 3 years Annual Lease Rent to be submitted towards Security Deposit in favour of RLDA in terms of Para 6.1 of GCLA.



For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory

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 licence 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 **99 years** from the effective date from 14.12.2025 will cover up to **14th Day of December, 2124** 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 20.08.2024
- b) Bid Documents RLDA/2024/RFP/CD/CRD/12, dated: 12.02.2024 read with Corrigendum/Addendum
- c) Following constituent documents as tabulated below will form integral part of this Lease Agreement.

Sl. No.	CONTENT
1.	Lease Agreement
2.	Letter of Acceptance dated 20.08.2024
3.	NIT, RFP (Part-I, II, III, IV & V of Bid Documents) & Corrigendum / Addendum to RFP
4.	Copy of Letter No. 2013/LMB-II/15/5/Pt, New Delhi, dated: 01.10.2019 of Govt. of India, Ministry of Railway for entrusting the Railway Land at Old Station Colony, Dhanbad.
5.	Bid Forms: Bid Form-1, Bid Form-2, Bid Form-11, Bid Form-12
6.	Undertaking by the Selected Bidder for non-winding up and non-amalgamation of SPC
7.	Documents of Special Purpose Company (SPC)
(i)	Certificate of Incorporation



For PRU-RLDA PROJECTS PVT. LTD.

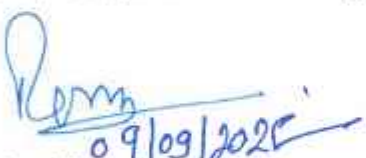
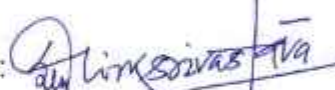
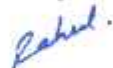
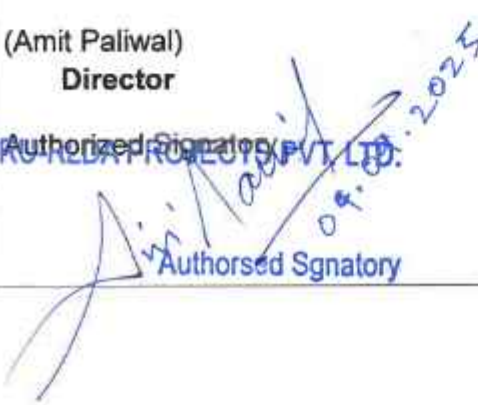
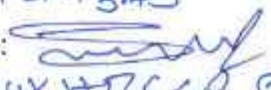
Authorised Signatory

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(ii)	MoA
(iii)	AoA
(iv)	GST Registration Certificate
(v)	PAN
(vi)	TAN
8.	Board Resolution dated 10/02/2025 of SPC authorizing its Director Mr. Amit Paliwal to sign & execute the Lease Agreement, Escrow Agreement etc.
9.	RLDA's Office Order No.33 of 2025, dated-02.09.2025 regarding Nomination of Nodal Officer on behalf of RLDA to sign & execute the Lease Agreement
10.	PAN Card of Rail Land development Authority

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.

FOR AND ON BEHALF OF Rail Land Development Authority  09/09/2025 (Jata Shankar Mishra) Joint General Manager Projects/Exper New Delhi Rail Land Development Authority A Statutory Authority under Ministry of Railways Authorized Representative	Witness: 1. Signature:  Name: Sudhir Kumar Srivastava Address: OA/Expt. RLDA, Muzaffarpur-842001 2. Signature:  Name: Rahul Address: PS to JGM/Projects, RLDA, Muzaffarpur-842001
FOR AND ON BEHALF OF PRU-RLDA PROJECT PVT. LTD. (Amit Paliwal) Director  09/09/2025 For PRU-RLDA PROJECT PVT. LTD. Authorized Signatory	Witness: 1. Signature:  Name: SANDEEP KUMAR DAS Address: PM-402, AMRAPALI VILLAGE NYAY KHAND, 1 INDIRAPURAM GHAZIABAD 2. Signature:  Name: SUKHTDEEP SINGH Address: D-701, AREA GREEN VILLY BEENR-9, CHASHMAZI For PRU-RLDA PROJECTS PVT. LTD. U.P. Authorized Signatory

No. RLDA/2024/Tender Documents/Bramhapura Rly. Col., MFP/2816/Pt-2 Dated: 20.08.2024

**Consortium of M/s Albatross Homes Private Limited (Lead Member),
& M/s Prudent Infratech Private Limited (Other Member)**
BE-64, 1st Floor, Hari Nagar,
New Delhi - 110064
Mobile No. 9810889268 / 9540579191
Email: mba7579@gmail.com

(Kind Attention: Mr. Amit Paliwal, the Authorized Signatory)

Letter of Acceptance (LOA)

Sub: Grant of Lease for 99 years for Development including Redevelopment of existing Railway Colony (152 Units quarters) at Bramhapura Colony Muzaffarpur (Area to be leased 63,337.09 sqm).

Ref: (i) RFP Notice No. RLDA/2024/RFP/CD/CRD/12 dated 14.02.2024 read with all the corrigenda/addenda thereto.

(ii) Your Eligibility Proposal and Financial Proposal opened on 18.06.2024 & 18.07.2024 respectively.

(iii) Letter of Demand vide letter No. RLDA/2024/Tender Documents/Bramhapura Rly. Col., MFP/2816/Pt-2 dated 24.07.2024.

1. We confirm the receipt of Commitment Security deposited by you for the subject project in terms of **Clause 10** of Part-III of ITB of Bid Document through RTGS vide UTR No. ICICR42024080700513922 dated 07.08.2024 for **₹1,00,00,000/- (Rupees One Crore Only)** & UTR No. ICICR42024080700514273 dated 07.08.2024 for **₹1,00,00,000/- (Rupees One Crore Only)** in terms of **Letter of Demand (LOD) dated 24.07.2024** referred (iii) above.
2. We are pleased to inform you that your eligibility proposal and financial proposal at ref (ii) above with respect to the RFP at ref (i) above, have been accepted by the Competent Authority, at your offered value of **₹86,56,00,000/- (Rupees Eighty Six Crore Fifty Six Lakh Only)** towards Lease Premium in respect of lease for **"99 years for Development including Redevelopment of existing Railway Colony (152 Units quarters) at Bramhapura Colony Muzaffarpur (Area to be leased 63,337.09 sqm)"**.
3. You are requested to sign and return the duplicate copy of this LOA as a token of acknowledgement within 07 (Seven) days of receipt of this LOA. In the event the duplicate copy of the LOA duly signed by you is not received within the stipulated date, RLDA may, unless it consents to extension of the time for submission thereof, forfeit the Bid Security and Commitment Security of the such bidder as



[Signature]

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For PRU-RLDA PROJECTS PVT. LTD.

[Signature]
Authorised Signatory

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mutually agreed genuine pre-estimated loss and damage suffered by RLDA on account of failure of the selected bidder to acknowledge the LOA.

4. As per your Financial Offer in **Bid Form 12**, read with **Clause 6.0** of Part-III of ITB of Bid Document, you have to make payment of First Installment of **₹21,64,00,000/- (Rupees Twenty One Crore Sixty Four Lakh Only)**, to RLDA within interest free period of 60 days from the date of issue of this letter. After adjusting the commitment security of **₹2,00,00,000/-** paid by you in terms of **Clause 10** of Part-III of ITB of Bid Document, you are advised to make a net payment of **₹19,64,00,000/- (Rupees Nineteen Crore Sixty Four Lakh Only)** towards the payment of First Instalment of Lease Premium within interest free period of 60 days from the date of issue of this letter, failing which, **note (2) & (3)** of **Bid Form 12** will apply. Applicable GST is required to be deposited by the Developer on RCM method. In case, you fail to deposit the first installment of Lease Premium within stipulated time, the LOA shall be cancelled without any notice to the Selected Bidder. Bid Security & other amounts shall also be forfeited beside other actions as stipulated in Bid Document.
5. As per your Financial Offer in **Bid Form 12**, read with **Clause 6.0** of Part-III of ITB of Bid Document the Annual Lease Rent is **₹1,00,000/- (Rupees One Lakh Only)** per Annum shall be payable to RLDA every year in advance (not later than 10th April). Applicable Taxes/GST etc. thereon as per prevailing rates & rules are required to be deposited by the Lessee under RCM method. The payment of First Annual Lease Rent shall become due on the Effective Date (as defined in Clause No. 4 Part-IV SCLA & GCLA Ref 1.1.31), i.e., it shall commence from the day, exactly one year after the execution of Lease Agreement. Initially it shall be paid for remaining period of Financial Year (GCLA Ref 5.3.2) and shall thereafter continue to be paid every year in advance at the beginning of each financial year (not later than 10th April) till the expiry of the Term of the Lease Agreement. The amount of Annual Lease Rent stated above shall automatically be revised upwards by 15% (fifteen percent) every three years (to be compounded).
6. Further, as per your Financial Offer in **Bid Form 12**, read with **Clause 6.0** of Part-III of ITB of Bid Document the Annual License Fee of **₹1.00 (Rupees One Only)** per sqm of the Redevelopment Project land area per annum plus applicable Taxes/GST etc. thereon as per prevailing rates & rules of the of the land licensed for redevelopment area of the project shall be payable and the GST as above is required to be deposited by the Lessee under RCM method.
7. As per **Clause 15** of Part-III of Bid Document, you are requested to pay a sum of **₹9,78,500/- (Rupees Nine Lakh Seventy Eight Thousand Five Hundred Only)** plus applicable GST towards first instalment (Stage-I) of Success Fee i.e., 25% of total success fee of Rs. 39,14,000/- as per Clause 15.1 of Part-III of RFP, to Rail Land Development Authority for onward remittance to RLDA's Consultant, **M/s Innovest Advisory Services Pvt. Ltd.** within 30 days from the date of issue of this letter. Default in the payment of Success Fee or part thereof by the Selected Bidder shall entitle RLDA to forfeit the Bid Security and may result in cancellation of LOA and termination of Contract.



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For PRU-RLDA PROJECTS PVT. LTD.


Authorized Signatory

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8. Further in term of **Clause 4.0 (B) (ii)** of Part-III (ITB) of RFP Document, you are desired to submit the relevant information as per Bid Form 3B along with necessary supporting documents like agreement with the contracted entity, Letter of award of work, and completion certificate of concerned projects from the competent authority and any other documents as called by RLDA. The decision of RLDA regarding fulfillment of construction experience shall be final and binding. The Construction Experience of self or of the contracted Entity shall be submitted by you within **105 days** from the date of issue of this LOA. The Entity contracted by you shall be continued till the completion of project.
 9. You are requested to fulfill the conditions as per **Clause 26.0** of Part-I (Regulations for Bids and Lease Agreement), along with **Clause 11.0** of Part-III (Instruction to Bidders and Bid Forms) of the Bid Documents leading to execution of Lease Agreement with Rail Land Development Authority (RLDA) and all other conditions of the Bid Document referred above.
 10. Till such time the Lease Agreement is executed between RLDA and the Special Purpose Company (SPC) created by you (hereby referred to as the "Lessee"), this Letter of Acceptance (LOA) shall constitute a binding contract with you for fulfilling the requirement of execution of Lease Agreement.
 11. As per **Note - 8** of **Bid Form 12**, 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.
 12. Any communication from your side containing any condition contrary with respect to agreed conditions either implied or otherwise would be treated as cancellation of LOA and it will lead to forfeiture of Bid Security & Commitment Security.
 13. You will comply with all the other requirements set out in the Bid Document referred above.
 14. The LOA shall be read in conjunction with the Bid Document referred above. All the terms and conditions of the Bid Document will be binding on you and in case of any conflict between LOA and Bid Document, the Bid Document shall prevail over LOA.
 15. In the instant lease, the court at Delhi shall have exclusive jurisdiction on matters pertaining to or arising from the LOA.
 16. The payments can be remitted through RTGS/NEFT directly into RLDA account or through the other instrument as indicated in **Bid Form 12**. While using online mode please submit the item-wise details of payment to RLDA. The particulars of RLDA account are as under: -

Name of Bank	State Bank of India, Rail Bhavan, New Delhi
Beneficiary Name	Rail Land Development Authority
Current Account No.	3023 1544 682
IFSC Code	SBIN 000 3771



Handwritten signature/initials.

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For PRU-RLDA PROJECTS PVT. LTD.

Handwritten signature of the authorized signatory.

Authorised Signatory

17. The GSTIN of RLDA is: 07AAAGR0030G1ZT (Zero Seven A A A G R Zero Zero Three Zero G One Z T).
18. The TAN of RLDA is: DELO02988G (D E L O Zero Two Nine Eight Eight G).
19. Further communication in the matter may kindly be made with JGM/Projects /Muzaffarpur/RLDA.



Yours Sincerely,

(Neeraj Kumar Gupta)
JGM/Expert/Tender
Mobile: 9711305031

For Rail Land Development Authority,
(A Statutory Authority under Ministry of Railways, Government of India)

We hereby acknowledge receipt of this Letter of Acceptance.
Signature of Authorized Signatory (With Company Seal)
Date & Place

(Amit Paliwal)

Authorized Signatory

For and behalf of Consortium of M/s Albatross Homes Private Limited (Lead Member),
& M/s Prudent Infratech Private Limited (Other Member),

Copy to: -

1. General Manager, East Central Railway for kind information.
2. Principal Chief Engineer, East Central Railway for kind information.
3. Divisional Railway Manager, Sonpur Division of East Central Railway for kind information.
4. GM/Accounts & CPM/ND-2/RLDA for kind information.
5. JGM/Projects/Muzaffarpur/RLDA (Nodal Officer) for information and liaisoning with selected bidder for timely payment of Lease Premium etc.

प्रेषक / DESPATCH

हस्ता / Sign: *Neeraj*

20/8/24.

For PRU-RLDA PROJECTS PVT. LT

Authorised Signat

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EDS364100542N (DRM/ Bihari)

ED 5364099042N (PCE/ Bihari)

EDS364100452N (Consortium of M/s Albatross
Homes.)

ED 5364099702N/ GM/ Bihari

EDS364099832N (JGM/ P/ muzaffarpur).





Rail Land Development Authority



BID FORM 12: Financial Proposal

Tender No:- RLDA/2024/RFP/CDCRD/12 Dated: 12.02.2024.

Name of Site:- Branshapura Railway Colony, Muzaffarpur.

Name of Project:- Bid for "Grant of Lease of Railway Land for 99 Years for Development including Redevelopment of existing Railway Colony (152 Units quarters) at Branshapura Railway Colony, Muzaffarpur."

I/We agree to abide by this Bid, which consist of our financial offer hereto, for a period of 150 (one hundred and fifty) 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 as Lease Premium (in NPV terms) for grant of the lease rights on the Land Area of 63,337.07 Sqm. (Net land area after deducting area for Amenities), Net FSI Build Up Area of 1,74,177 Sqm having effective FAR of 2.75 (additional 0.25 for Affordable Housing) after duly considering all costs towards construction of Railway Redevelopment Assets in Part-A and if applicable also considering cost towards purchase of Premium FSI & Fungible FSI including Cost of Premium of Staircases, Liftwells including Lobbies for Railway Redevelopment Assets and all the expenditure towards Development Cess, Development Charges for buildings and land component, Layout and other Scrutiny Fees, Labour Welfare Cess etc., to be made to Regulatory Authorities and agree to Annual Lease Rent & Annual Licence Fees as per break-up given below:

NAME OF THE BIDDER	ALBATROSS FRESH (A CONSORTIUM OF ALBATROSS HOMES PRIVATE LIMITED AND PRUDENT INFRA TECH PRIVATE LIMITED)	
Bidding Parameter	Bidder's Offer in Rupees (please insert in Figures)	Bidder's Offer in Rupees (in Words)
1	2a	2b
Lease Premium (L.P)	₹65600000.00	Eighty Six Crore Fifty Six Lakh Only
Annual Lease Rent	Rupees 1.00 Lakh per annum (Escalation @ 15% every 3 years, compounded).	
Annual Licence Fee	Rupee 1.00 per Sqm of the Redevelopment Project land area per annum.	

Note:-

1. All Applicable Taxes/Duties/Levies/GST etc. as applicable as per Law of Land, has to be paid by Bidder/ Lessee over and above quoted amount of Lease Premium, Annual Lease Rent & Annual Licence Fees.

2. The Lease Premium is to be paid either within 60 (Sixty) days of issue of LoA (LoA date is inclusive) without any interest or in Installments with interest as per Payment Schedule given below.

3. If there is any change in Effective FSI for the Lessee/ Developer in Part-B (Lessee/ Developers Portion) due to any provision in regulations or in making/ use of any new regulation of the Government or due to change in Provisions on account of upcoming Metro line etc. or transfer of FSI from Part A (Railway Reconstruction Area) etc. or if there is any change in Construction Cost of Railway Redevelopment Assets or if there is any change in cost towards purchase of Premium & Fungible FSI for Railway Redevelopment Assets OR if there is any change in Cost of Premium of Staircases, Lift wells including Lobbies, then Revised Lease Premium shall be computed as per Clause 14 mentioned in SCLA, Part IV of Bid Documents.

4. The expenditure towards Development Cess, Development Charges for buildings and land component, Layout and other Scrutiny Fees, Labour Welfare Cess etc., to be made to Regulatory Authorities, will be over and above the Cost of Purchasable FSI (Premium + TDR + Fungible) including Cost of Premium of Staircases, Liftwells including Lobbies mentioned in Table-1 and Construction Cost of Railway Re-development Works mentioned in Table-2. This expenditure payable to Regulatory Authority also has to be considered by the Bidder while quoting the lease premium. No claim in this regard shall be admissible.

I/We undertake to make payments of the same to RLDA as per the Payment Schedule given below

PAYMENT SCHEDULE

A. Lease Premium (LP)

Particulars	Installments as % of Lease Premium	Due Date	Amount
First Installment	25%	Without any interest liability, within 60 days from the date of issue of LoA by RLDA (LoA date is inclusive) but before execution of the Lease Agreement.	25% of the Lease Premium plus interest as applicable after payment due date in column before this, as per Para no. 2 & 3 below, on full amount of Lease Premium for the period of extension, if any. Applicable GST will be paid by developer on RCM Method.
Second Installment	25%	On or before the first anniversary date of Payment of the First Installment.	25% of the Lease Premium plus interest amount @ 9.75% 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. Applicable GST will be paid by developer on RCM Method.



For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

Third Installment	25%	On or before the second anniversary date of Payment of the First Installment.	25% of the Lease Premium plus interest amount @ 9.75% per annum on the total outstanding amount of Lease Premium (Cumulative amount of Third & Fourth installments) for the period from Due Date of Payment of Second Installment to the actual date of payment of Third Installment. Applicable GST will be paid by developer on RCM Method.
Fourth Installment	25%	On or before the third anniversary date of Payment of the First Installment.	25% of the Lease Premium plus interest amount @ 9.75% per annum on the total outstanding amount of Lease Premium (Cumulative amount of Fourth installment) for the period from Due Date of Payment of Third Installment to the actual date of payment of Fourth Installment. Applicable GST will be paid by developer on RCM Method.
B. Annual Lease Rent (ALR) : I/We offer to pay to RLDA every year in advance the Annual Lease Rent. The payment of First Annual Lease Rent shall become due on the Effective Date (as defined in Clause No. 4 Part-IV SCLA & GCLA Ref 1.1.31), i.e., it shall commence from the day, exactly one year after the execution of Lease Agreement. Initially it shall be paid for remaining period of Financial Year (GCLA Ref 1.3.2) and shall thereafter continue to be paid every year in advance at the beginning of each financial year (not later than 10th April) till the expiry of the Term of the Lease Agreement. The amount of Annual Lease Rent stated above shall automatically be revised upwards by 15% (fifteen percent) every three years (to be compounded).			
C. Annual License Fee (ALF) : In terms of Article-11 of GCLA (LDNB - Part-II), Land area for Redevelopment Project shall be given on license basis to the selected bidder/Lessee and for that a nominal Annual License Fee shall be payable. I/We hereby agree to pay to RLDA a License Fee at the rate of ₹ 1/- (Rupee one) only per Sqm along with all applicable taxes per annum of the land licensed for redevelopment area of the project. The Annual License Fee shall be applicable with effect from date of handover of selected parcel of land (as per schedule of handover of land in different phases) to the Lessee till date of handover back of selected parcel of land after issuance of completion certificate by the Nodal Officer in accordance with Clause 11.38, Part-II, GCLA of Bid Document, further supplemented by Clause 28 of SCLA (Part-IV of Bid Document). Provided that selected bidder/Lessee hereby agree that the Annual License Fee shall be payable in advance, not later than 10th day of first month of each financial year for any given year during the license period. However, the Annual License Fee for the first financial year or part thereof shall be payable in advance at the time of signing of the Development Agreement and no adjustment/refund for the payment for the last year, if the respective period of year happens to be less than a year, shall be admissible.			
D. Additional Lease Premium for utilization of more than 15% Built Up Area under 'Commercial Use': I/We agree to pay to RLDA an Additional Lease Premium (ALP) @ Rs. 1.98 Crore in addition to the Lease Premium offered above, for increase of each 1% over the prescribed 15% commercial use. (i) Illustration for additional lease premium: If the Bidder has quoted Rs. 90 Cr. as Lease Premium and he opts to use 20% BUA for 'Commercial', he will have to pay 5% i.e. Rs. 4.50 Cr. as additional Lease Premium on this account, over and above the offered Lease Premium of Rs. 90 Cr. Thus, the total amount of annual installment will be 25% of 94.50 Cr. = Rs. 23.625 Cr. (ii) For change in product mix for commercial, maximum limit will be 33% of BUA. (iii) There will be no reduction in Lease Premium quoted by the Bidder, if he opts for Commercial use of less than 15% of BUA. (iv) The bidder will have to obtain all applicable permits & pay extra fees also for this purpose. (v) Value of Performance Bank Guarantee will be assessed on the basis of enhanced Lease Premium.			
Notes of Payment Schedule:			
1.	All applicable Taxes such as GST etc. shall be extra and shall be borne by the Selected Bidder/Lessee. GST Registration number of Rail Land Development Authority (RLDA) is 07AAAGR0030G12T (Zero Sevens 'A' 'A' 'A' 'G' 'H' Zero Zero Three Zero 'G' One 'Z' 'T').		
2.	The First Installment of Lease Premium without any interest liability on the Lessee is to be paid within 60 days from the date of issue of LOA by RLDA (LOA date is inclusive) but before execution of the Lease Agreement. Thereafter, the total Lease Premium is to be paid within 3(three) years along with interest 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 @ 9.75% (Nine Point Seven Five percent) per annum on the full amount of Lease Premium to be paid along with the First Installment. The interest shall be calculated for the number of days of extension availed by the Selected Bidder. The Commitment Security shall be adjusted in the 1st installment. The interest shall not be calculated on the amount already received in the form of Commitment Security.		
3.	Further extension of up to 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 9.75% (Nine Point Seven Five percent) per annum, on the full amount of Lease Premium to be paid along with the First Installment amount. The interest shall not be calculated on the amount already received in the form of Commitment Security. However, no further extension shall be given and the RLDA shall terminate LOA and forfeit the Bid Security and Commitment Security as per the provisions of the bid document in case of failure of the Selected Bidder/Lessee to fulfil its obligation to pay lease premium within the extended periods.		
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 to the satisfaction of RLDA, any deficit/ shortfall in payment by bidder/developer, may be adjusted by RLDA, on the request of the bidder, upon 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 a 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/BTP provisions treating as payment default.		
4.	The remaining 2nd to 4th installments (the "Subsequent Installments") and installments of Additional Lease Premium (ALP) shall be paid by the Lessee to RLDA as per the Payment Schedule shown above. However, the Selected Bidder/Lessee shall have the option to pay the installments/ installments of Additional Lease Premium (ALP)/Annual Lease Rent (ALR)/Annual License Fee (ALF) before the respective due dates. The Lessee may pay part of any of the Subsequent Installments/ installments of Additional Lease Premium (ALP) any time after the due date of the preceding installment/ installments of Additional Lease Premium (ALP) but before the due date of that installment/ installments of Additional Lease Premium (ALP) and in such case, the interest @ 9.75% per annum, as provided in the payment schedule above, on each part payment shall be applicable till the date of the part payment.		



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5	The offered Lease Premium (LP) is for the area of Site and FSI BU Area specified above. In case any variation in the area of Site and FSI Area is found at the time of handing over possession of the Site, the Lease Premium (LP) shall be adjusted as per Clause-14 of SCLA based on the actual area of Site/FSI Area, and the Annual Lease Rent & Annual License Fees shall be worked out on pro-rata basis as per changed area. Accordingly the amount of Additional Lease Premium (ALP) shall be calculated.	
6	In case of any default in the payment of any of the Subsequent Instalments/Installments of Additional Lease Premium (ALP) on or before the respective dates specified herein above, the Selected Bidder/Lessee shall pay an interest of 12.75% (Twelve Point Seven Five percent) per annum for the extension of first year and 15.75% (Fifteen Point Seven Five percent) per annum for the second year extension/delay, on the overdue amount of the respective Instalment/Installments of Additional Lease Premium (ALP) including interest, as calculated above, subject to the limits on delay specified in LDHB Part-II "GCLA". However, if such payment default continues beyond two years, RLDA may terminate the LOA or Lease Agreement, as the case may be, as per the provisions contained therein.	
7	If during the Construction Period, in the event FAR/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 FAR/FSI is not passed on to the Lessee, the Lessee shall be entitled for reduction in the Lease Premium as specified in para 15 of SCLA (Part-IV). The Lease Premium (LP), Additional Lease Premium (ALP), Annual Lease Rent (ALR) and Annual License Fee (ALF) shall be paid in the form of Demand Draft or Account Payee Cheque in favour of "Rail Land Development Authority" issued by a Nationalised / Scheduled bank as approved by RBI. 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. NEFT/MGS etc. In such case, the details thereof shall be sent to RLDA for crediting the respective Account.	
8	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.	
9	For Online Payment of Lease Premium (LP), Additional Lease Premium (ALP), Annual Lease Rent and Annual License Fee, RLDA's Bank particulars are as under:	
(i)	Account name	Rail Land Development Authority
(ii)	Name of bank and Branch	State Bank of India, Rail Bhawan, New Delhi
(iii)	Current Account No.	30231544682
(iv)	IFSC	SBIN0003771
(v)	MICR No.	11000 2102
Note: Subsequent change of RLDA's Bank particulars, if any, will be intimated in writing to the Selected Bidder/Lessee.		

18/2/24

18/7/24
JFM/ETFor PRU-RLDA PROJECTS PVT. LTD.
in/ian
Authorised Signatory

12 13 180 378/4

Digital Signature Status

Signature and Certificate Validation Status

- ✓ Document content is verified.
- ✓ Document signed on 18/06/2024 11:28:33 AM with Signer Certificate 00aee55e02647e validity till 10-10-2025.
- ✓ Signer Certificate 00aee55e02647e is active.

Certificate Details

Certificate Owner AMIT PALIWAL

CN=AMIT PALIWAL,

Signer Certificate SERIALNUMBER=3A4D5CE9CF18CBC0BFD3D47A4CE5A039FDA804CB8C35CBB2AC79B407745CF0ED, ST=Delhi,

Details OID.2.5.4.17=110064, OID.2.5.4.20=b14efb18c4c184311cb1b5caaac560bc9f69de5cd3e7ed91f2f19b8bdc528457,

OID.2.5.4.65=35B7DE9A8157F93FFE71A84F99EBEC77, T=9257, O=Personal, C=IN

Certificate Serial
No 00aee55e02647e

Issuer Certificate
Details CN=SafeScript sub-CA for Class 3 Individual 2022, OU=Sub-CA, O=Sify Technologies Limited, C=IN

Document Signed
on 18/06/2024 11:28:33 AM

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SCHEDULE -I (PART - A)

SITE DESCRIPTION AND SITE PLAN

1. The details of the Site is as below:-

Land Area considered for development, as per Survey and breakup of area for Railway Re-development Works and area to be given on lease basis to Lessee/ Developer.	Total Area as per survey = 80,590.82Sqm. Area considered for Developer: 63,337.09 Sqm Area considered for Railway: 15,699.50 Sqm <i>Balance area 1554.23 Sqm has been excluded from this project.</i> The land area will be handed over to the Developer in 02 phases.
Permissible FSI	2.50 + 10% (for affordable housing)
FSI Built up Area of the Site available to the Developer	1,74,177 Sqm + 15% additional FAR BUA for EWS Housing
DCR norms	Bihar Building Bye-laws 2014 and other prevailing norms applicable in the Muzaffarpur municipal area.

The Site is bounded by:

1.1.1 The Brahmapura Railway Colony is located just adjacent to Juran Chhapra area of Muzaffarpur. This area is having most of the medical facilities, private Nursing Homes, Pahological laboratories & many hospitals. The Muzaffarpur Junction Railway Station is situated at about 1.9 Km from the site. The colony is located in the heart of the city, amidst the hustle and bustle. It is surrounded by medium-dense low-rise settlements all around.

- West : Brahmapura.
- South : Railway Track.
- North : Private houses & then Bramhapura Main Road.
- East : Juran Chhapra.

Annexures:

- i) Copy of Site Plans (Google maps, Survey map showing existing Buildings, Land Use Map)
- ii) Title related Document (Copy of the letter of verification issued by the Circle Officer/Muzaffarpur).
- iii) Area Statement.



58'A

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Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

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Annexure-1(A)

Site Location: View of Site Plan (Google map)

Superimposition of site plan on Google imagery



Part-V Schedule & Specifications RLDA LDHB

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59.

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Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

Annexure-1(B)

Site Survey Plan



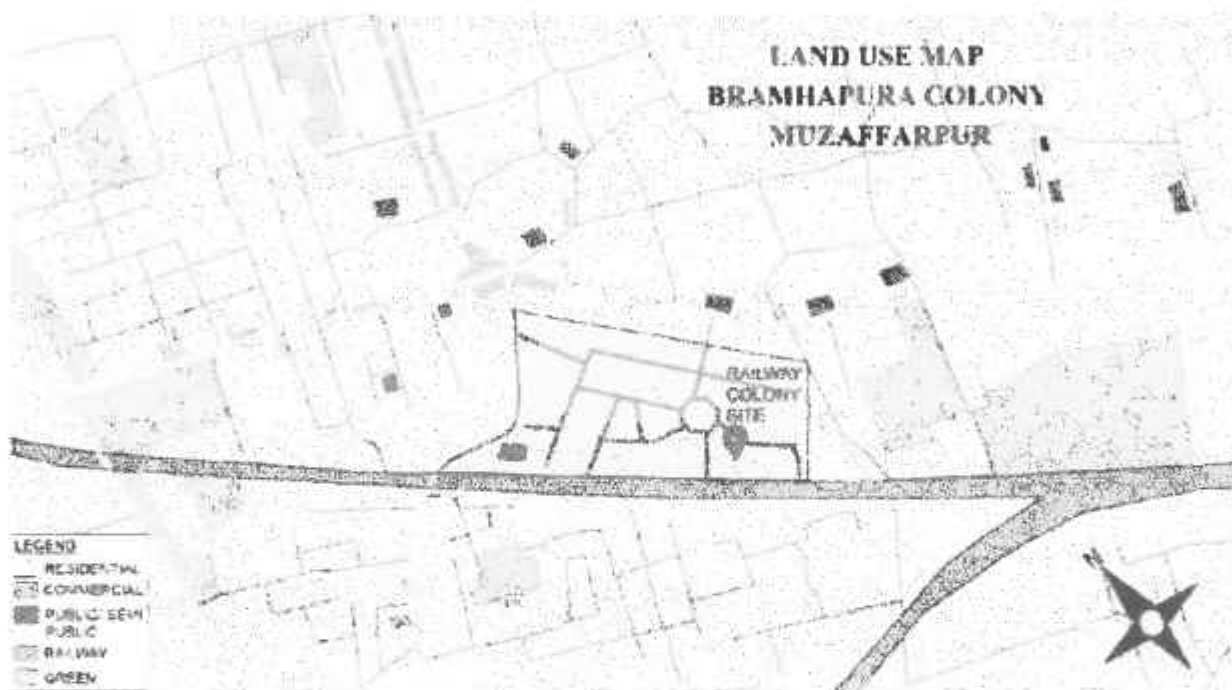
59.1A

135

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(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

Annexure-1(C)

Land Use Map



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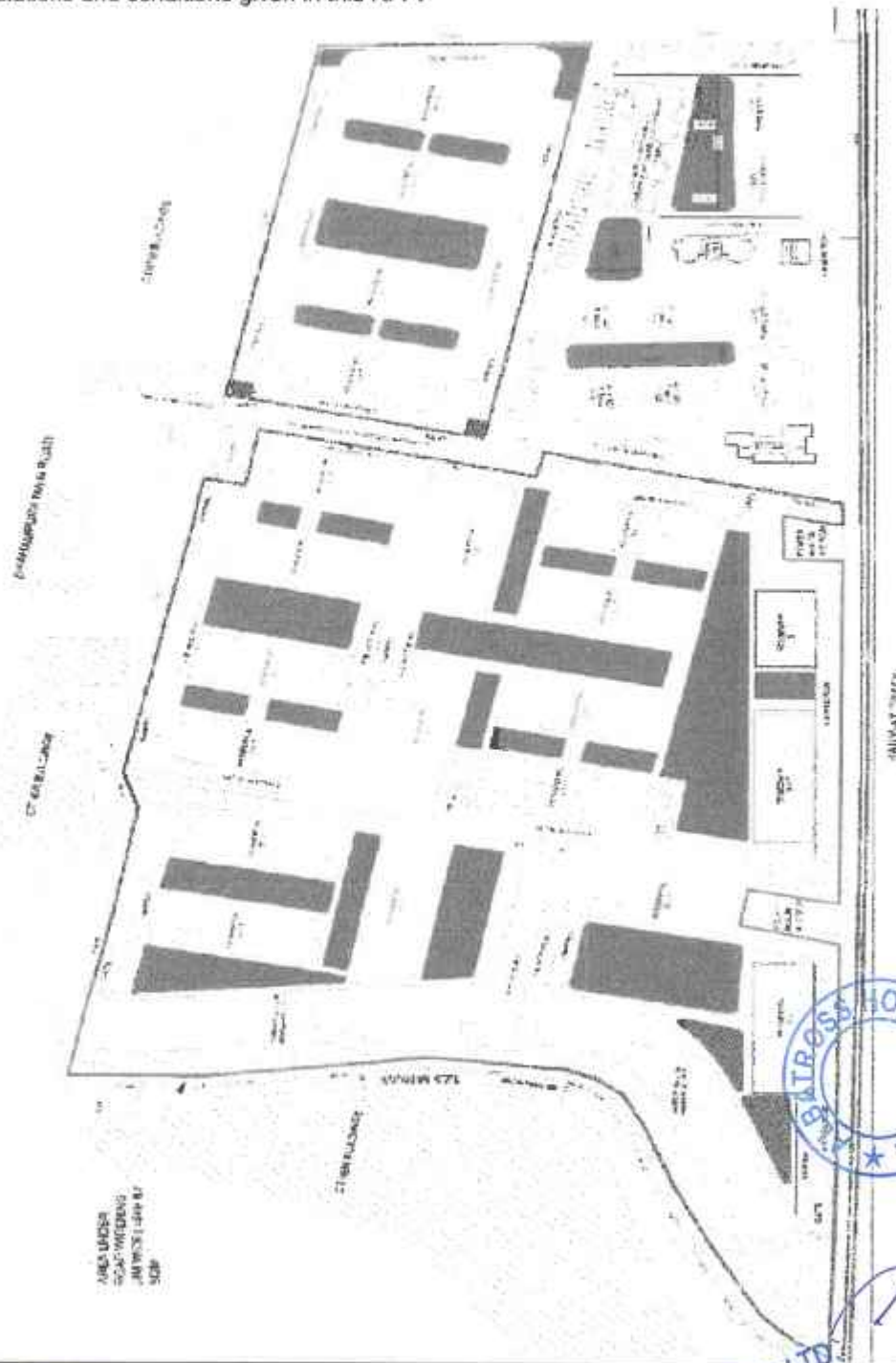
60 60' 990 52 72

Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

Annexure-1(D)

Proposed Master plan for Brahmapura Railway Colony, Muzaffarpur.

The conceptual Master plan in Developer's portion as shown below, prepared by Architectural Consultant of RLDA is for guidance only. The developer is free to plan in his area as per his requirements, subject to compliance of Local Bye-Laws and Regulations and conditions given in this RFP.



Signature



For PRU-RLDA PROJECTS PVT. LTD.
Signature
Authorised Signatory

60. 'A'

134

Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

Annexure-2

SITE PHOTOGRAPHS : BRAMHAPURA RAILWAY COLONY. MUZAFFARPUR



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Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
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Annexure-3

Mouza Map superimposed over the Site Plan



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61'A'

133

Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm.)

Letter from Circle Officer in support of Ownership of Land

अंचल कार्यालय, मुशहरी, मुजफ्फरपुर

पत्र सं. २९३ मुशहरी
दिनांक २०/१२/२०

प्रति,
अंचल कार्यालय
मुशहरी
सहायक सचिव (नियंत्रण)
मुजफ्फरपुर

विषय: मुजफ्फरपुर स्थित ब्रह्मपुरा रेलवे कॉलोनी स्थित भारतीय रेल के अधीन भूमि का मालिकाना हक जारी करने के संबंध में।

संदर्भ: विषयक सूचित करना है कि मुजफ्फरपुर मुजफ्फरपुर स्थित ब्रह्मपुरा रेलवे कॉलोनी में भारतीय रेलवे की भूमि की मालिकाना हक संबंधी कार्यवाही की जा रही है। इस संबंध में संबंधित अधिकारी से जांच कराई गई है। राजस्व कमिशनर के द्वारा प्रोटेस्टित किया गया है मीठा नगर (ब्रह्मपुरा) खाना नं- ४०२ एवं ४०३ अर्थात् खाता नं ४२९ एवं स्थित भारतीय रेलवे की नाम से रजिस्ट्रार जनरल प्रति जिला अभिलेखागार से प्राप्त किया जा सकता है।
उक्त अनुरोध है कि जिला अभिलेखागार से संबंधित भूमि का स्वामित्व की प्रमाण पत्र प्राप्त कर लिया जाए। अभिलेख नं. ४०२ एवं ४०३ के प्रतिवेदन संलग्न है।
अनुसंधानकर्ता

निदेशावली नं.
२९३/१२/२०
मुशहरी



For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory





Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm.)

Area statement of land based on Khatyan and Mauza map, Brahmapura Railway Colony, Muzaffarpur						
Khasra No.	Type	Rakba	Area inside plot boundary as per survey	Area in Railways	Area in Developers	Area under road widening, school, relay room, power house
		Area (Ha)	Area (Ha)	Area (Ha)	Area (Ha)	Area (Ha)
Ward Number = 4, Chadar Number = 7						
102		0.023	0.023		0.023	
103		0.237	0.237		0.2133	0.0237
104		0.427	0.427		0.427	
105		0.0935	0.0935		0.0935	
106/A		0.011	0.011		0.011	
106/B		0.0505	0.0505		0.0505	
107/A		0.021	0.021		0.021	
107/B		0.043	0.043		0.043	
108/A		0.02	0.02		0.02	
108/B		0.045	0.045		0.045	
109/A		0.02	0.02		0.02	
109/B		0.038	0.038		0.038	
110		0.048	0.048		0.048	
111		0.027	0.027		0.027	
112/A		0.02	0.02			0.02
112/B		0.2125	0.2125	0.2125		
113		0.0135	0.0135		0.0135	
114/A		0.024	0.024		0.012	0.012
114/B		0.0295	0.0295		0.0295	
114/C		0.0085	0.0085		0.00425	0.00425
114/D		0.0215	0.0215		0.0215	
115/A		0.0725	0.0725		0.0725	
115/B		0.007	0.007		0.007	
116						
117/A		0.019	0.019		0.019	
117/B		0.1815	0.1815		0.1815	
118		0.073	0.073		0.073	
119		0.0105	0.0105		0.0105	
120/A		0.0175	0.0175		0.0175	
120/B		0.1035	0.1035		0.1035	
121/F		0.0195	0.0195		0.0195	
121/G		0.0185	0.0185		0.0185	



For PRU RLDA PROJECTS PVT. LTD.
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Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

123/H	0.022	0.022	0.022
Ward Number = 4, Chadar Number = 3			
206/A	0.727	0.354	0.354
206/B	0.006	0.003	0.003
206/C	0.22	0.110	0.110
206/D	0.0205	0.010	0.010
206/E	0.0285	0.014	0.014
206/F	0.0195	0.010	0.010
206/G	0.0185	0.009	0.009
206/H	0.0195	0.010	0.010
206/I	0.0205	0.010	0.010
206/J	0.015	0.008	0.008
206/K	0.003	0.002	0.002
206/L	0.02	0.010	0.010
207/A	0.0255	0.015	0.010
207/B	0.251	0.251	0.251
207/C	0.009	0.009	0.009
207/D	0.0125	0.0125	0.0125
207/E	0.021	0.021	0.021
207/F	0.021	0.021	0.021
207/G	0.0245	0.0245	0.0245
207/H	0.083	0.083	0.083
207/I	0.016	0.016	0.0048
208	0.0785	0.0785	0.0785
209/G	0.02	0.02	0.02
209/H	0.018	0.018	0.018
209/I	0.02	0.02	0.02
209/J	0.02	0.02	0.02
Ward Number = 4, Chadar Number = 4			
211/A	0.1505	0.1505	0.1505
211/B	0.021	0.021	0.021
211/C	0.021	0.021	0.021
211/D	0.022	0.022	0.022
211/E	0.0205	0.0205	0.0205
212/A	0.124	0.124	0.124
212/B	0.1635	0.1635	0.1635
212/C	0.0095	0.0095	0.0095
213/A	0.156	0.156	0.156
213/B	0.0205	0.0205	0.0205
213/C	0.0105	0.0105	0.0105
213/D	0.019	0.019	0.019
213/E	0.019	0.019	0.019
213/G	0.014	0.014	0.014
214/A	0.304	0.304	0.304
214/B	0.02	0.02	0.02

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Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

214/C	0.11	0.11		0.11
214/D	0.0235	0.0235		0.0235
214/F	0.0175	0.0175		0.0175
214/G	0.0075	0.0075		0.0075
214/H	0.002	0.002		0.002
214/I	0.0035	0.0035		0.0035
214/P	0.0475	0.0475		0.0475
215/A	0.1465	0.1465		0.1465
215/B	0.02	0.02		0.02
215/C	0.02	0.02		0.02
215/D	0.0105	0.0105		0.0105
216/A	0.134	0.134		0.134
216/B	0.017	0.017		0.017
216/I	0.019	0.019		0.019
216/D	0.004	0.004		0.004
216/F	0.0195	0.0195		0.0195
217/A	0.234	0.234		0.234
217/B	0.152	0.152		0.152
218/A	0.1115	0.1115		0.1115
218/B	0.02	0.02		0.02
218/C	0.021	0.021		0.021
219/A	0.095	0.095		0.095
219/B	0.018	0.018		0.018
219/C	0.019	0.019		0.019
219/D	0.008	0.008		0.008
220/A	0.3405	0.3405		0.3405
220/B	0.021	0.021	0.021	
220/I	0.0185	0.0185		0.0185
220/D	0.019	0.019		0.019
220/F	0.018	0.018		0.018
220/G	0.0195	0.0195		0.0195
220/H	0.0575	0.0575		0.0575
221/A	0.2065	0.2065		0.2065
221/B	0.0185	0.0185	0.0185	
221/C	0.0205	0.0205		0.0205
221/D	0.0195	0.0195		0.0195
222/A	0.1595	0.1595	0.1595	
222/B	0.02	0.02	0.02	
222/C	0.0195	0.0195	0.0195	
222/D	0.0205	0.0205	0.0205	
222/F	0.0205	0.0205		0.0205
222/G	0.0205	0.0205		0.0205
223/A	0.1245	0.1245	0.1245	
223/B	0.063	0.063	0.063	
224/A	0.223	0.223	0.223	



63(A)

131

Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

63

224/B	0.0175	0.0175	0.0175		
224/C	0.0215	0.0215	0.0215		
224/D	0.0185	0.0185	0.0185		
224/E	0.019	0.019	0.019		
224/G	0.0195	0.0195	0.0195		
224/H	0.0195	0.0195			0.0195
224/I	0.0215	0.0215	0.0215		
225/A	0.2545	0.2545	0.2545		
225/B	0.0185	0.0185	0.0185		
225/C	0.019	0.019	0.019		
225/D	0.0185	0.0185	0.0185		
225/E	0.0195	0.0195	0.0195		
225/G	0.02	0.02	0.02		
225/H	0.001	0.001	0.001		
226	0.103	0.103		0.103	
227	0.1015	0.1015	0.1015		
228	0.166	0.166		0.166	
229/A	0.0025	0.0025		0.0025	
229/B	0.0685	0.0685		0.0685	
229/C	0.001	0.001		0.001	
232	0.0075	0.0075		0.0075	
249	0.161	0.161		0.161	
Total Area	8.6	8.05	1.455	6.830	0.267



Part-V Schedule & Specifications RLDA LDHB

For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory



64

286

64



Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).



समाहरणालय, मुजफ्फरपुर

ई-मेल: dm-muzaffarpur@bih.nic.in वेबसाइट: muzaffarpur.bih.nic.in दूरभाष / फोन: 9021-2223010

पत्रांक: - ५७ (जिला राजस्व अभिलेखागार) दिनांक: 22/07/2021

श्रेयक,

वरीय उप समाहर्ता प्रवरी,
जिला राजस्व अभिलेखागार,
मुजफ्फरपुर।

सेवा में,

अरिष्ट रीजेशन इंजीनियर/कार्ड/सर्जन,
पूर्व मध्य रेलवे, मुजफ्फरपुर।

विषय:- सर्वे वार्ड सं० ब्रह्मपुरा रेलवे कॉलनी (वार्ड नं०-०४) से संबंधित खतियान
उपलब्ध कराने के संबंध में।

प्रसंग:- आपका पत्र सं०- W/3241 मृमि प्रबंधन/लाह/मुज०, दिनांक-16.07.2021

महोदय,

उपरोक्त विषयक प्रारम्भिक पत्र के आलोक में कहना है कि मांगी गयी सर्वे वार्ड
सं० ब्रह्मपुरा रेलवे कॉलनी वार्ड नं०-०४, खाता नं०- 420 के खतियान की अभिलेखित प्रतियाँ
इस पत्र के साथ संलग्न कर भेजा जा रहा है।

अनुलग्नक:-संयोजित।

विष्णुसहायन

उपनिर्देशक

वरीय उप समाहर्ता प्रवरी,
जिला राजस्व अभिलेखागार,
मुजफ्फरपुर।



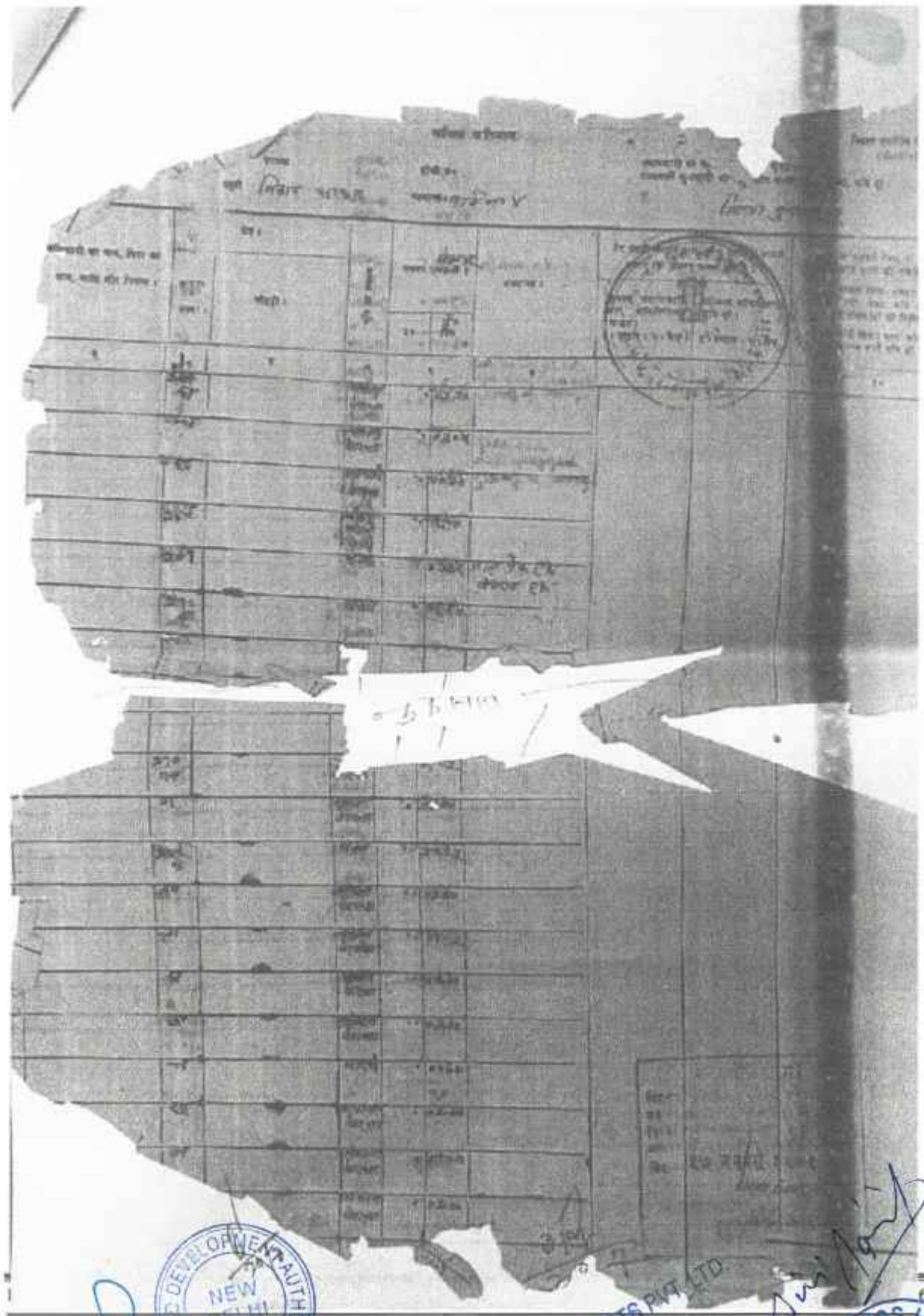
For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory

64'A'

130

Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

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For PRU-RLDA PROJECTS PVT. LTD.
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Authorized Signatory

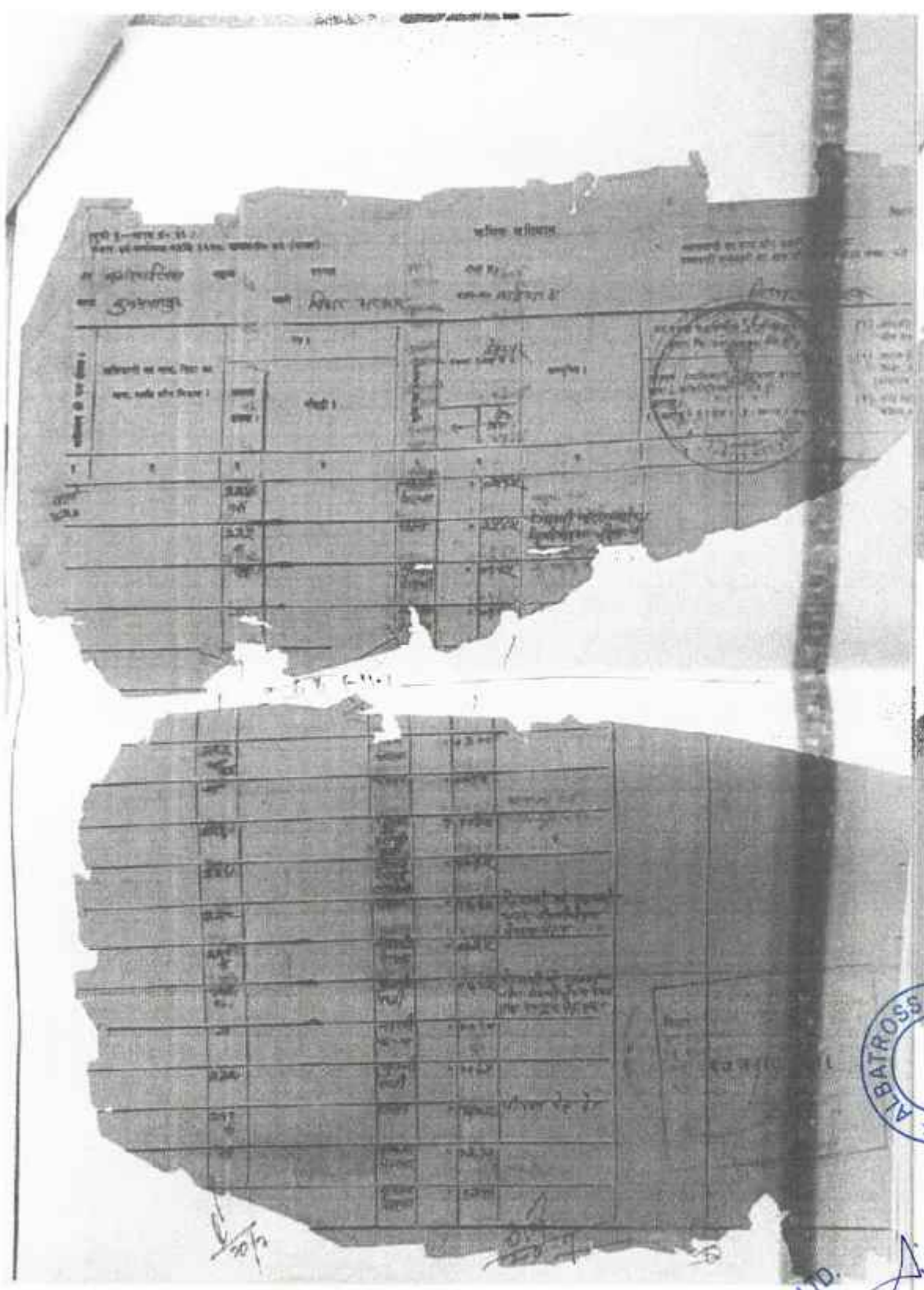




Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

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Signature



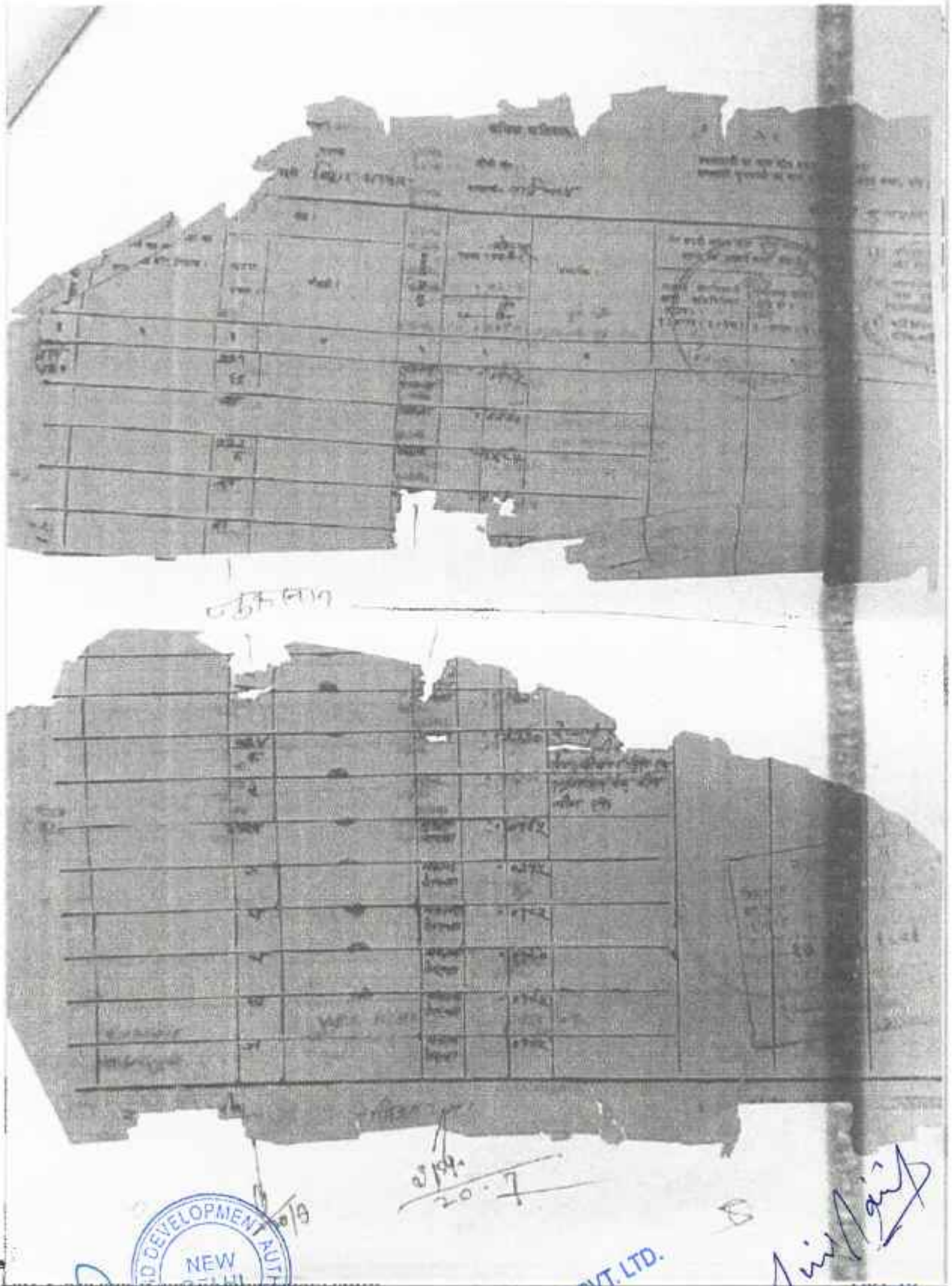
For PRU-RLDA PROJECTS PVT. LTD.
Signature
Authorized Signatory

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129

67

Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).



For PRU-RLDA PROJECTS PVT. LTD.
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68

Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

The document is a large, rectangular sheet of paper, heavily torn and discolored. It features a grid of approximately 10 columns and 15 rows. Each cell in the grid contains handwritten numbers, some of which are circled. There are several official stamps on the document, including a circular stamp in the upper right quadrant and a rectangular stamp in the lower right quadrant. The text is mostly illegible due to fading and damage.

Part-V Schedule & Specifications RLDA LDHB



For PRU-RLDA PROJECTS PVT. LTD.
Authorized Signatory



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128

Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

69



For PRU-RLDA PROJECTS PVT. LTD.

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Authorized Signatory



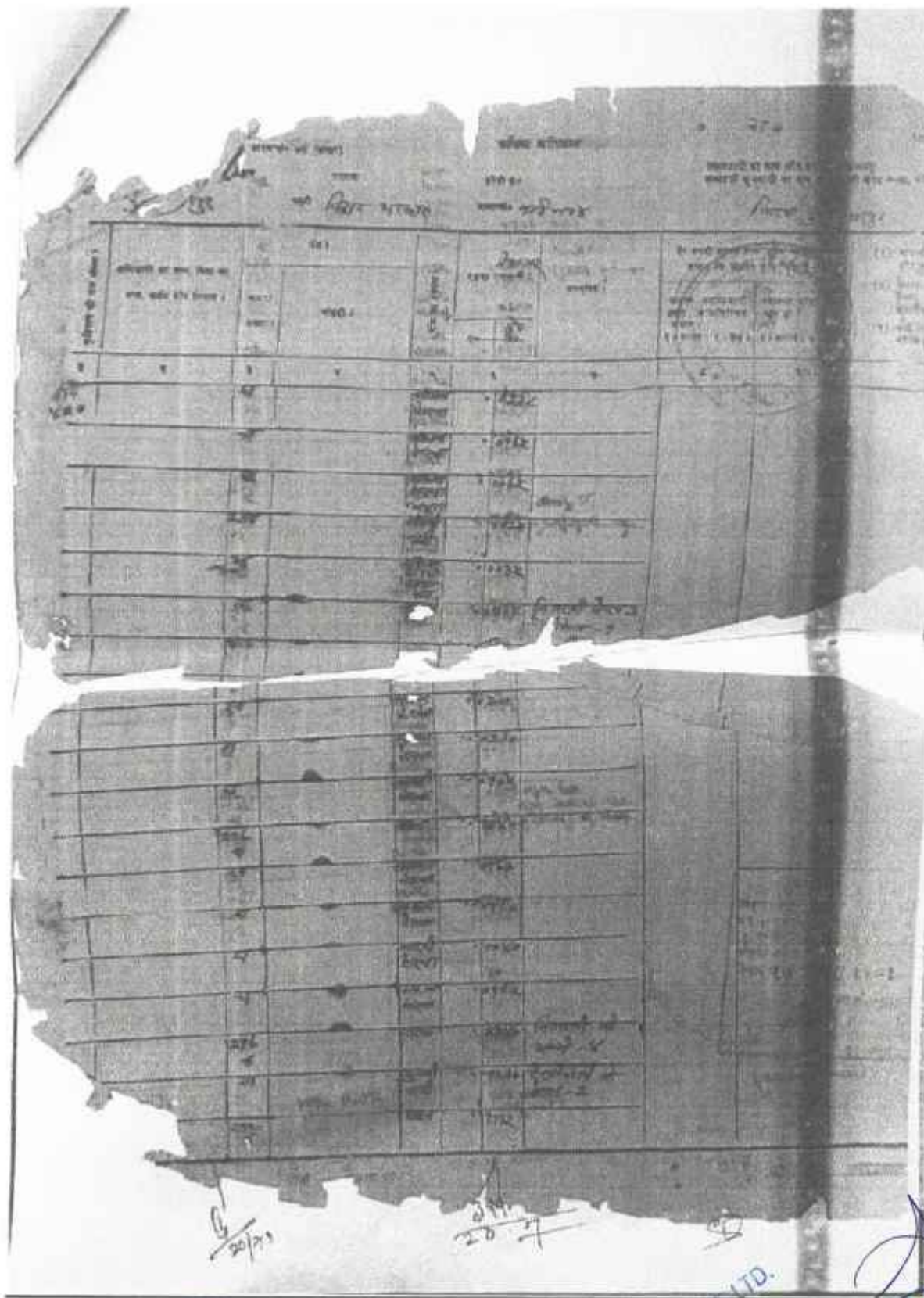
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Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).



Part-V Schedule & Specifications RLDA LDHB



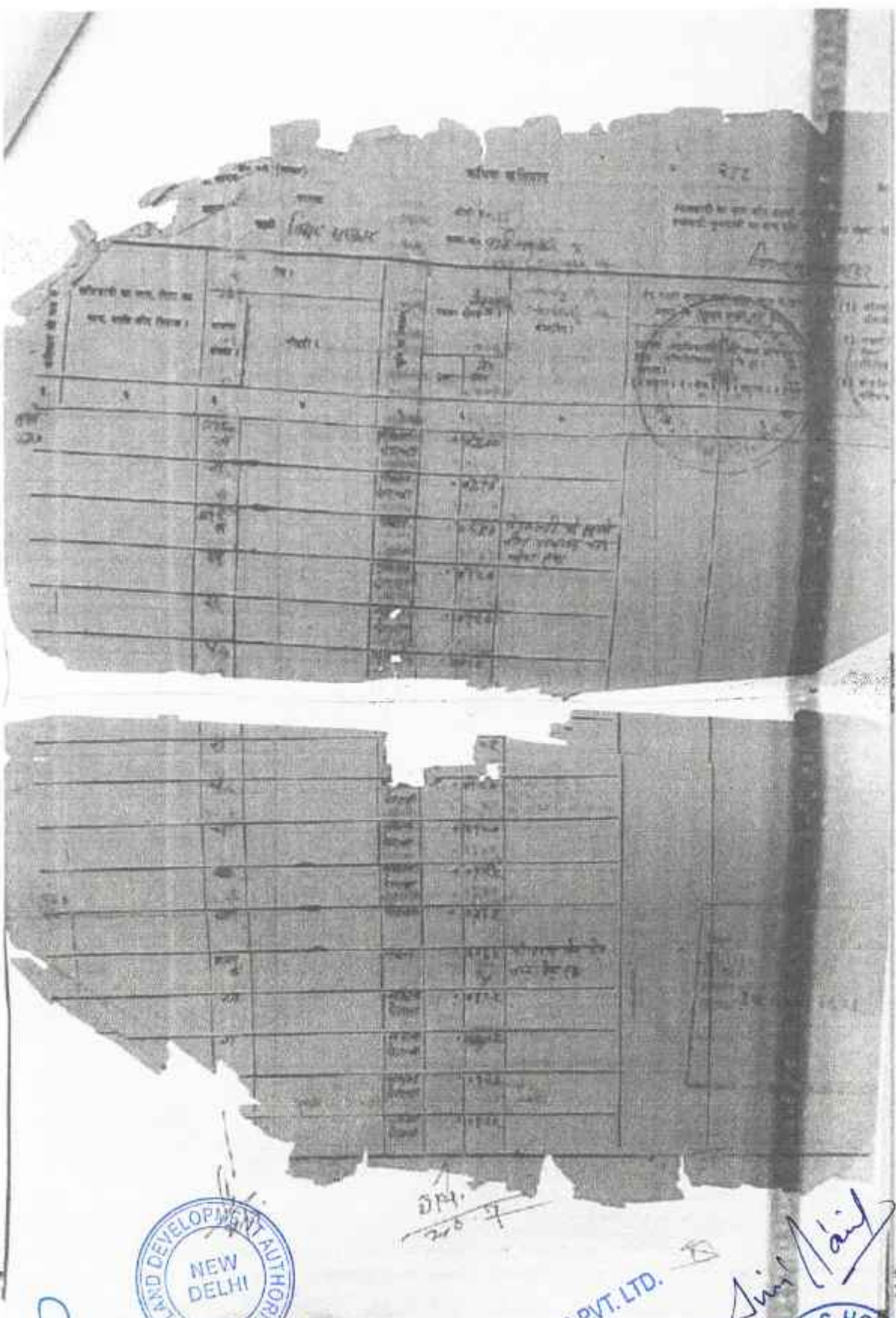
For PRU-RLDA PROJECTS PVT. LTD.
Authorized Signatory



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127

Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).



For PRU-RLDA PROJECTS PVT. LTD.
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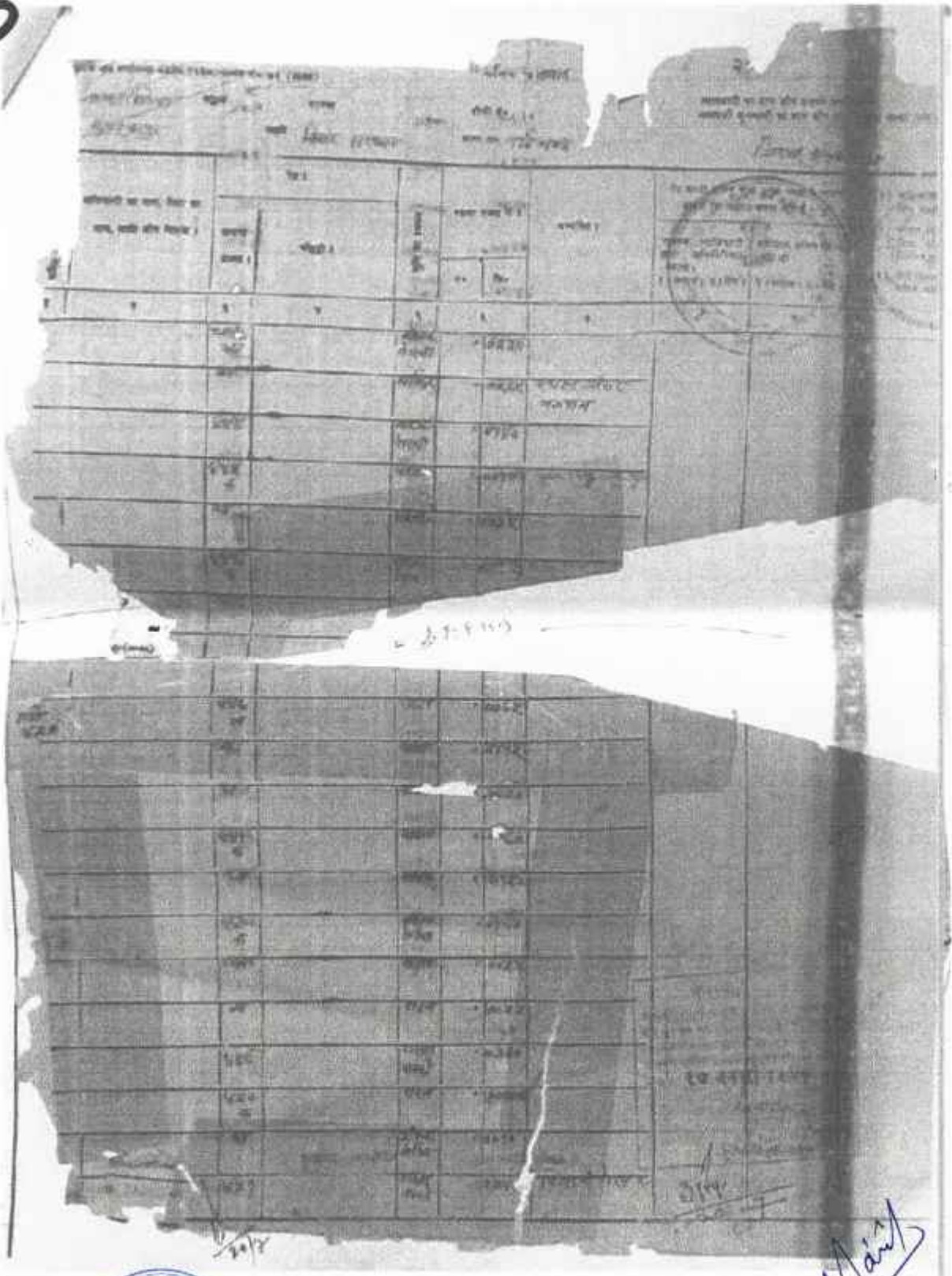


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Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

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Part-V Schedule & Specifications RLDA LDHB



For PRU-RLDA PROJECTS PVT. LTD.
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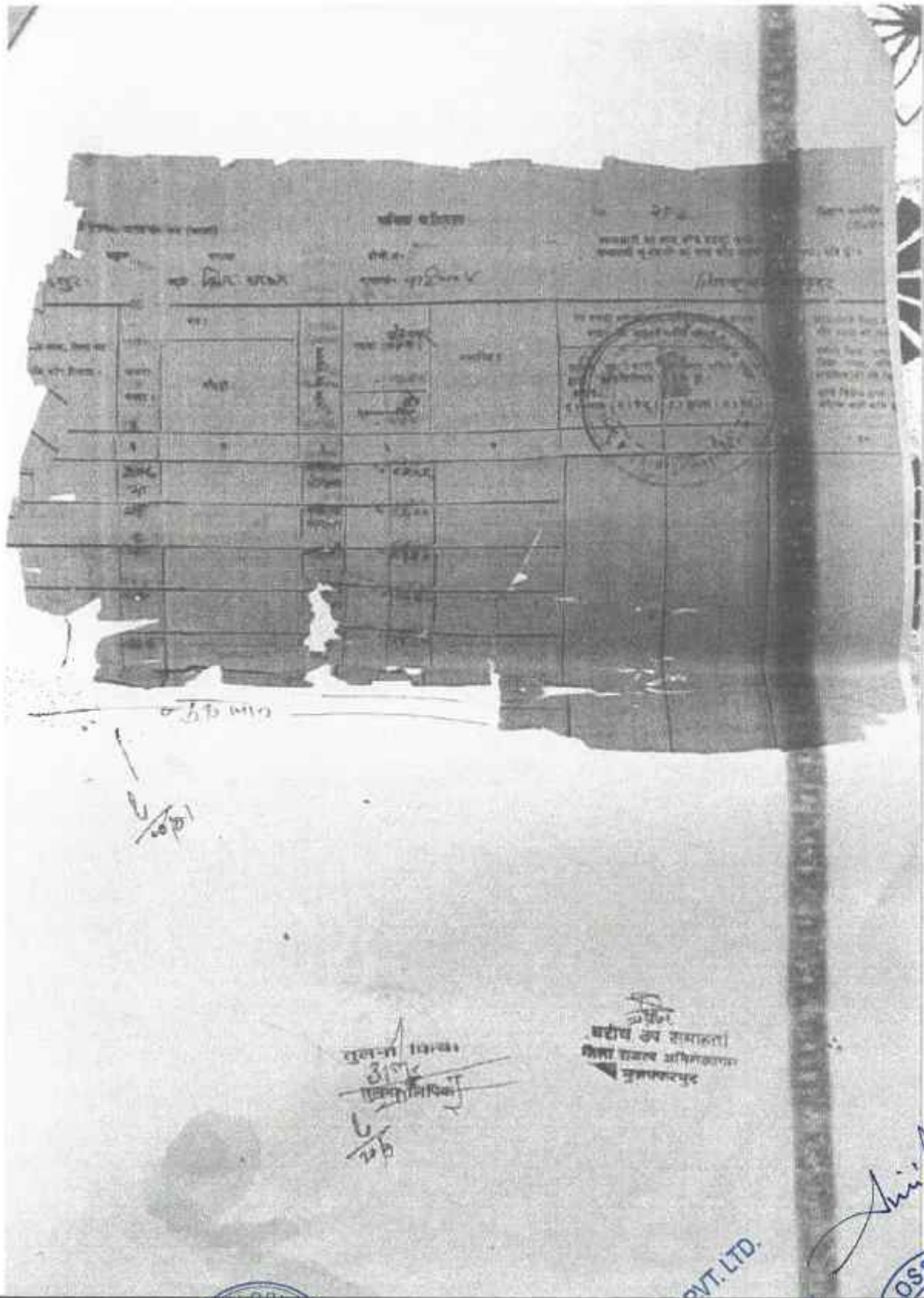
Page 24

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Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).



पुनर्-निर्माण
31/7/2015
[Signature]
22/6

बटौर उप-समाहता
मिना राजेश्वर अभिलेखाग्रण
मुजफ्फरपुर

[Signature]



For PRU-RLDA PROJECTS PVT. LTD.
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Authorized Signatory



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Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

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For PRU-RLDA PROJECTS PVT. LTD.
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Authorized Signatory

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Area Statement

The complete land area of the site is 80,590.82 Sqm. The same is divided into two Phases: Phase-I total area is 54,336.63 Sqm. (Area: 15,699.50 Sqm is earmarked for Railway Re-development & 38,637.13 Sqm area to be given to developer) and Phase-II Area: 24,699.96 Sqm to be given to the Lessee/Developer for development.

The Area Statement is detailed below:

Table- 1

	Particulars	Value (Sqm.)
A	Total Land Area	80,590.82
B	Land to be used for Railway Colony Redevelopment	14,555.18
C	Land to be used for proposed Road near School	865.86
D	Land to be used for School building	278.46
E	Land occupied by Relay Room (Retained by ECR)	413.41
F	Land occupied by Power House (Retained by ECR)	272.00
G	Land to be used for Widening of B. B. Ganj Road	868.82
H	Area of Land to be leased to Developer A-(B+C+D+E+F+G)	63,337.09
I	Maximum Permissible FAR	2.50
J	Maximum FSI Area Potential for the project (2.50 x A)	201,477.05
K	FAR BUA to be used for Redevelopment of Railway Colony	14,801.40
L	FAR BUA consumed in 26 Unit Quarters (EPC Work)	\$\$ 2,307.00
M	Remaining BUA (J – (K+L))	1,84,368.65
N	Reduce on account of circulation etc.	10,191.65
O	Remaining BUA (J – (K+L)) offered to Developer	1,74,177.00
P	Commercial BUA (@15% of M) for Developer	26,126.55
Q	Residential BUA (@85% of M) for Developer	1,48,050.45
Additional FAR (0.25) will also be admissible for EWS housing		

\$\$ The construction work of 26 Units quarters is being done under EPC contract, hence not under the scope of redevelopment work under this RFP.



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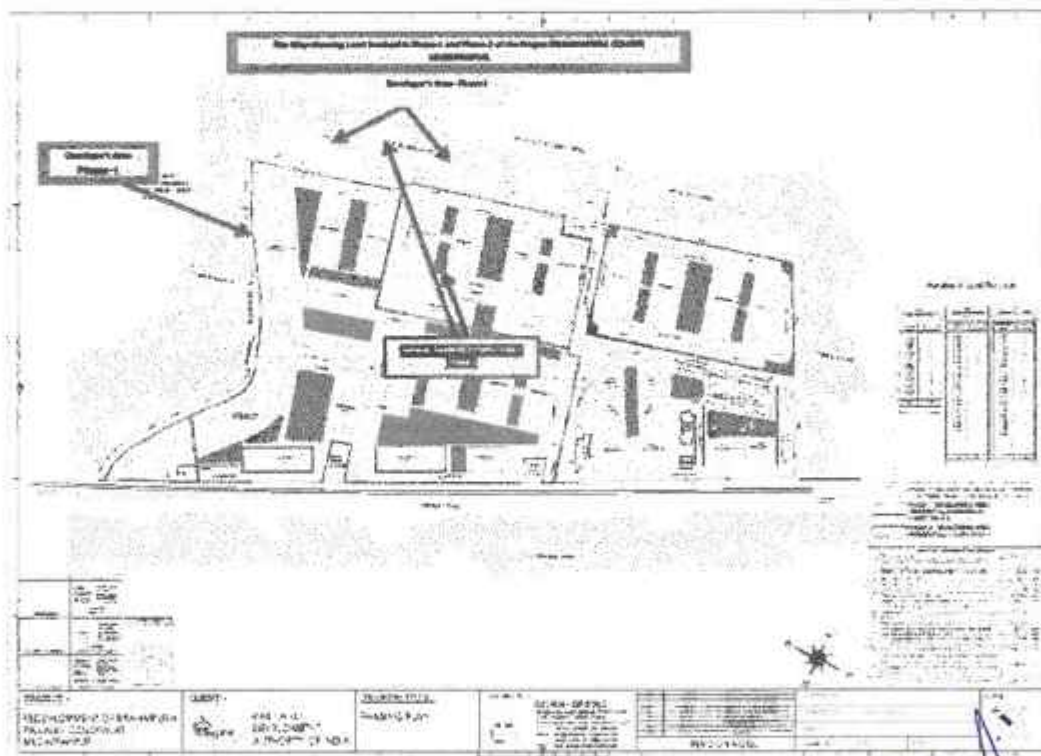
Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area: 80,590 Sqm., Land Area to be leased: 63,337 Sqm).

Note:

- 1.1.2 For any increase/decrease in FSI Area for Railway Re-development Portion or change due to **any section of Master Plan for Brahmapura Railway Colony, Muzaffarpur and Comprehensive General Development Control Regulations (Building Bye-Laws of Bihar-2014, with amendments, the Lease Premium and Annual Lease Rent will be revised as per relevant provisions in the SCLA (Part-IV of RFP Document).**

**Site Map showing Land involved in Phase-1 & Phase-2 of work
(Bramhapura Colony, Muzaffarpur)**

The conceptual Phase plan as shown below, is as per consent of East Central Railway. Minor changes may be made based on the requirements at the time of actual handing over.



For PRU-RLDA PROJECTS PVT. LTD.
Authorized Signatory



भारत सरकार GOVERNMENT OF INDIA
रेल मंत्रालय MINISTRY OF RAILWAYS
(रेलवे बोर्ड RAILWAY BOARD)

No.2013/LMB-11/15/5/Pt

New Delhi, dated 01.10.2019

The Vice Chairman,
Rail Land Development Authority (RLDA)
Near Safdarjung Railway Station
New Delhi - 110021.

Sub: Entrustment of railway land to RLDA for redevelopment of Railway Colony.

Ref: Board's letter of even no. dated 20.06.2019

RLDA has been entrusted 23 railway colonies at different locations for redevelopment in the year 2018. All Zonal Railways have been advised to finalize their MOU with RLDA at the earliest in accordance with guidelines issued vide Board's letter under reference.

Ministry of Railways has further decided to entrust 61(Sixty One) more sites as mentioned in Annexure-A to RLDA for redevelopment of Railway Colony in terms of Section 4(D)(2)(ii) of Railways Act, 1989 and Clause 5 of the Rail Land Development Authority (Constitution) Rules, 2007.

The Authority is hereby assigned and authorized to RLDA to discharge the functions as provided in Section 4(D)(2)(ii) of Railways Act, 1989 to exercise powers as provided under Section 4E of the Railways Act, 1989, and Rail Land Development Authority (Constitution) Rules, 2007.

The Authority should take necessary action to collect relevant documents and other details from the concerned Railways. Zonal Railways are also requested to extend all co-operations to the Authority in furnishing the relevant documents pertaining to the sites as mentioned in Annexure-A.

Kindly acknowledge receipt of this letter.


(Chander Shekhar)
Joint Director/L&A
Railway Board

Copy to: PCE/All Zonal Railways, for making available all relevant documents to RLDA.



For PRU-RLDA PROJECTS PVT. LTD.


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List of the 51 Railway colonies entrusted to RLDA (Annexure-A)							
S.n.	Rly	Division	Name of the Railway colony	Railways's proposal dated	Total Area to be entrusted (in Sqm)	No. of quarter for redevelopment	Encroachment (if any)
1	NR	DLI	Lodhi Colony	08.07.2019	N/A	N/A	
2			Tilak Bridge				
3			Basant Lane				
4			Sewa Nagar				
5		FZR	Ludhiana (Colony no. 13)				
6		LKO →	Part of Shantipuram Colony		24000	31	
7		MB	Moradabad South Colony		116171	915	
8		UMB	Kalka Railway Colony		21482	502	
9	WR	Ratlam	GRP & Railway Hospital Colony (Indore)	08.07.2019	127100	129	
10					24733	125	
11		Vadodara	Railway Colony at Anand		53800	107	
12		Ahmedabad	Khokra Railway Colony at Ahmedabad	05.08.2019	25807	244	
13		BCT	Khar (East) Railway Colony		18000	336	
14			Santacruz(West) Rly Colony		10581	78	
15			Dahisar(South) Rly Colony		8602	172	
16			Dahisar(North Rly Colony		11641	224	
17		Rajkot	Staff Colony, Rajkot		32000	34	
18		Bhavnagar	Medical Colony & ADEN office Colony		13100	45	
19	NCR	JHS	East Railway Colony	09.07.2019	6672	2	
20			West Railway Colony		150004	201	
21		Agra	North Colony Plot -1		3424	4	
22			North Colony Plot -2		8579	18	
23	NWR	Ajmer	Hazaribagh Colony, Ajmer	17.06.2019	N/A	N/A	
24		Bikaner	Sadul Colony, Bikaner				
25		Jaipur	Loco Colony, Jaipur				
26		Jodhpur	New Loco Colony, Jodhpur				
27	SR	Chennai	Egmore Colony	19.06.2019	N/A	N/A	
28		Salem	Erode				
29		Palghat	Mangalore Central				
30			Kannur				
31		Trivandrum	Nagercoil Jn.				
32		Tiruchchirappalli	Crawford Colony				
33		Madurai	Madurai				
34							
35	SECR	BSP	Tarbahar Colony	19.06.2019	29021	47	
36		Raipur	RVH Colony		141340	180	
37		Nagpur	Bellyshop Colony		19952	148	
38							
39	SCR	Secunderabad	Kazipet	12.07.2019	280000	478	
40		Guntakal	Cuddapah		14175	91	
41		Nanded	Adilebad		22900	83	
42							



For PRU-RLDA PROJECTS PVT. LTD.

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39	CR	PUNE	Tadiwala Road Colony	19.07.2019	259000	1170	Yes
40		PUNE	Ghorpadi Railway Colony near diesel shed workshop		98800	250	Yes
41		PUNE	GRP Colony & Type III Colony at Maldhakke		17000	130	
42	ER	SDAH	Dakshindary Rly Colony	18.07.2019	43750	135	
43			Dakshineswar Rly Colony		13816	16	
44	SWR	Mysuru	Shivamogga Town	24.07.2018	32091	151	
45		Banglore	YPR Railway Colony	18.09.2019	40468	318	
46	SER	Kharagpur	Kharagpur	23.07.2019	1178152	195	
47		Chakradharpur	Tata Nagar		100000	704	
48		Chakradharpur	Bondamunda		38440	142	
49		Ranchi	Ranchi		21490	471	
50			Garden Reach Rly colony		11212	All the dilapidated quarters have been dismantled.	
51	NFR	KIR	Drivertola, Ketiher	22.08.2018	26780	187	
52		KIR	Barak Colony New Jalpaiguri		21880	103	
53		APDJ	Shanti Colony, Alipurduar		7500	148	Yes
54		TSK	Nallapool Rly Colony, Dibrugarh		50185	384	Yes
55	ECR	Dhanbad	Old Station Colony, Dhanbad	18.09.2019	231300	614	Yes
56		Danapur	Loco Colony, Patna		7361	200	
57			Loco Colony, Danapur		93250	1200	
58		Mughalsarai	Loco Colony, Gaya		231000	484	
59		Samastipur	Railway Colony East, Saharasa		39000	350	
60			Diwan Takla Colony, Darbhanga		9300	78	
61		Sonepur	Brahmapura Colony, Muzaffarpur		93610	177	



For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory



Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 07AAPCP2155H1Z8

1.	Legal Name	PRU-RLDA PROJECTS PRIVATE LIMITED		
2.	Trade Name, if any	PRU-RLDA PROJECTS PRIVATE LIMITED		
3.	Additional trade names, if any			
4.	Constitution of Business	Private Limited Company		
5.	Address of Principal Place of Business	Floor No.: FIRST FLOOR Building No./Flat No.: B-22 Road/Street: Gazipur Village Road Locality/Sub Locality: IFC Gazipur City/Town/Village: New Delhi District: East Delhi State: Delhi PIN Code: 110096		
6.	Date of Liability			
7.	Period of Validity	From	08/05/2025	To Not Applicable
8.	Type of Registration	Regular 		
9.	Particulars of Approving	Centre		

Signature

Signature valid

Digitally signed by  GOODS AND
SERVICES TAX NETWORK 15
Date: 2025.05.08 11:33:20 IST

Name	Parveen Kumar
Designation	Superintendent
Jurisdictional Office	MAYUR VIHAR
Date of issue of Certificate	08/05/2025

Note: The registration certificate is required to be prominently displayed at all places of business in the State.

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 08/05/2025 by the jurisdictional authority.





Annexure A

Goods and Services Tax Identification Number: 07AAPCP2155H1Z8

Details of Additional Place of Business(s)

Legal Name PRU-RLDA PROJECTS PRIVATE LIMITED

Trade Name, if any PRU-RLDA PROJECTS PRIVATE LIMITED

Total Number of Additional Places of Business in the State 0



For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory



सत्यमेव जयते

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178
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Annexure B

Goods and Services Tax Identification Number: 07AAPCP2155H1Z8

Legal Name PRU-RLDA PROJECTS PRIVATE LIMITED

Trade Name, if any PRU-RLDA PROJECTS PRIVATE LIMITED

Details of Managing / Whole-time Directors and Key Managerial Persons

- | | | | |
|----|---|--------------------|--------------------|
| 1. |  | Name | AMIT PALIWAL |
| | | Designation/Status | DIRECTOR |
| | | Resident of State | Delhi |
| 2. |  | Name | SANTOSH KUMAR KARN |
| | | Designation/Status | DIRECTOR |
| | | Resident of State | Uttar Pradesh |

For PRU-RLDA PROJECTS PVT. LTD.
Authorized Signatory



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAPCP2155H

नाम / Name

PRU-RLDA PROJECTS PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation

21/11/2024



Signature valid

Digitally signed by
Income Tax Dept
Date: 2024.11.27 18:44
CMR: 1000

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

Cut

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT OF INDIA स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAPCP2155H नाम / Name PRU-RLDA PROJECTS PRIVATE LIMITED निगमन / गठन की तारीख Date of Incorporation / Formation 21/11/2024	इस कार्ड के खोने/पाने पर तुरंत सूचित करें/अपॉरुतः किसी पैन को एक ही व्यक्ति द्वारा केवल एक बार ही (यूएन में एकलवर्षीय) (यूएन में एकलवर्षीय) (यूएन में एकलवर्षीय) वैधता समाप्त होगी। काम: कद, काम, पूरी - 111045 If this card is lost / someone's lost card is found, please inform / return to: Income Tax PAN Services Unit, Prasarit (Govt) Pvt. Ltd. (Bhawan) NAD, 2, Chauraha, Prasarit (Govt) Pvt. Ltd. 1st Floor, Prasarit (Govt) Pvt. Ltd. Prasarit (Govt) Pvt. Ltd. Phone - 111045 Tel: 91-20-2731 3088, e-mail: prasarit@prasarit.co.uk
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



For Prasarit (Govt) Pvt. Ltd.
Prasarit (Govt) Pvt. Ltd.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



Nov 21, 2024

Ref.No.: 88305925349994/TAN/NEW

TO,
PRU-RLDA PROJECTS PRIVATE LIMITED
E-20/170,
SECTOR-3,
DELHI
ROHINI SECTOR 5
NORTH WEST DELHI-110085
DELHI
TEL. NO.:9540579191

Sir/Madam,

Sub : Allotment of Tax Deduction Account Number (TAN) as per Income Tax Act,1961

Kindly refer to your application (Form 49B) dated Nov 21, 2024 for the allotment of Tax Deduction Account Number.

In this connection, the following TAN has been issued to you/your organisation:

DELP43082E

Please quote the same in all TDS challans, TDS Certificates, TDS returns, Tax Collection at Source (TCS) returns as well as other documents pertaining to such transactions.

Quoting of TAN on all TDS returns and challans for payment of TDS is necessary to ensure credit of TDS paid by you and faster processing of TDS returns.

The above TAN should also be used as Tax Collections at Source Account Number under section 206CA.

Kindly note that it is mandatory to quote TAN while furnishing TDS returns, including e-TDS returns. e-TDS returns will not be accepted if TAN is not quoted.

This supersedes all the Tax Deduction / Collection Account Number, allotted to you earlier.

Income Tax Department

Signature Not
Verified

Digitally signed by Projean on
behalf of Income Tax Dept.
Date: 2024.11.21 17:38
GMT+05:30

Caution : Income Tax Department does not send e-mails regarding refunds and does not seek any taxpayer information like username, password, details of ATM, bank accounts, credit cards, etc. Taxpayers are advised not to part with such information on the basis of emails.



For PRU-RLDA PROJECTS PRIVATE LIMITED

[Handwritten signature]



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Email- gdlegalconsultantassociate@gmail.com
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Dated: 28.02.2025

To: (i) M/S PRU-RLDA PROJECTS PRIVATE LIMITED

CC: Rail Land Development Authority (RLDA)
Unit No.702-B, 7th Floor, Konnectus Tower-2
DMRC Building, Ajmeri Gate, Delhi-110002.

Sub: Legal Opinion on Query as to: "Whether Special Purpose Company in the name of 'M/S PRU-RLDA PROJECTS PRIVATE LIMITED' has the legal capacity to enter into lease agreement with Rail Land Development Authority (RLDA)" and "Whether the said lease agreement is enforceable".

Dear Sir,

With a reference to the above, I have gone through the complete set of documents provided to me related to the request for proposal (RFP) in respect of "Grant of Lease of Railway Land for 99 Years for Development including Redevelopment of existing Railway Colony (152 Units quarters) (Land Area to be leased: 63,337 Sqm) at Bramhapura Railway Colony, Muzaffarpur, Bihar.

I have come to know about the following facts and background from the aforesaid documents.

1. **M/S ALBATROSS HOMES PRIVATE LIMITED (LEAD MEMBER) & M/S Prudent Infratech Private Limited.** participated as Lead Member and Consortium Member respectively in a competitive bidding process conducted by Rail Land Development Authority (RLDA) vide its request for Proposal (RFP) No. **RLDA/2024/RFP/CD/CRD/12** Dated: 02.04.2024, in Respect of 'Grant of Lease of Railway Land for 99 Years for Development including Redevelopment of existing Railway Colony (152 Units quarters) (Land Area to be leased: 63,337 Sqm) at Bramhapura Railway Colony, Muzaffarpur, Bihar.
2. A sum of INR 1,06,75,059/- Crore (Rupees One Crore Six Lakhs Seventy Five Thousand Fifty-Nine Only) was paid by Prudent Infratech Private Limited to RLDA on 18.06.2024 in the Manner as Prescribed in the Bid Documents as Bid Security under the terms of the Bid Documents.



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PRU-RLDA PROJECTS PVT. LTD.

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3. A sum of Rs. 2,00,00,000/- (Rupees Two Crore Only) was paid by **Prudent Infratech Private Limited** to RDLA on 07.08.2024 in the Manner as Prescribed in the Bid Documents as Commitment Security under the terms of the Letter of Demand issued by RDLA dated 24.07.2024.
4. RDLA issued the Letter of Acceptance (LOA) No. RDLA/Tender Documents/ Bramhapura Rly. Col/MFP/2816/PL- 2 DT. 20.08.2024 in Favor of Consortium of **M/S ALBATROSS HOMES PRIVATE LIMITED (LEAD MEMBER) & M/S Prudent Infratech Private Limited (Other Member)**, accepting their offer to pay (i) INR 86,56,00,000 (Rupees Eighty-Six Crore Fifty Six Lakh Only) Towards Lease Premium for a lease Period of 99 Years (ii) Annual lease Rent of 1,00,000/- (Rupees one Lakh only) per annum which annual lease rent shall be revised upwards by 15% (Fifteen Percent) Every three years (Compounded) During the Entire term for Grant of Lease for the above mentioned development.
5. As per the Bid Documents **M/S ALBATROSS HOMES PRIVATE LIMITED (LEAD MEMBER) & M/S Prudent Infratech Private Limited (Other Member)** were required to incorporate a New Special Purpose Company (SPC) under Companies Act 2013 for the sole purpose of implementation of this project provided that the paid up and subscribed share capital of the new SPC at the time of Signing of the lease agreement with RDLA should not be less than INR ₹ 6.38 Crores (Rupees Six Crore Thirty Eight Lakhs only). The SPC Shall then execute the lease agreement with RDLA for the Implementation of the Project
6. Accordingly, the Board of Directors of **M/S ALBATROSS HOMES PRIVATE LIMITED (LEAD MEMBER)** at its Board's Meeting Dated 25th day of September 2024, resolved to form a new Company by Authorizing Mr. Amit Paliwal one of the Director of M/S Prudent Infratech Pvt. Ltd to take entire decision as deemed necessary including power to Sub Delegate all or part of the power on Behalf of the new SPC. Similarly, **M/S Prudent Infratech Private Limited (Other Member)** has Resolved in its board meeting dated 25th day of September 2024, resolved to form the new company by authorizing Mr. Amit Paliwal one of the directors of the company to take entire decision as deemed necessary including power to Sub Delegate all or part of the power on behalf of the New SPC. Thereafter a new SPC in the name of '**M/S PRU-RDLA PROJECTS PRIVATE LIMITED**' having its registered office at E-20/170, SECTOR-3, DELHI ROHINI SECTOR 5 NORTH WEST DELHI-110085 has been incorporated on 21.11.2024 having CIN: U68200DL2024PTC439010, TAN : DELP43082E and PAN: AAPCP2155H under the jurisdiction of the registrar of Companies New Delhi, **M/S ALBATROSS**

Handwritten signature

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Handwritten signature

For PRU-RDLA PROJECTS PVT. LTD.
Handwritten signature
Authorised Signatory



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HOMES PRIVATE LIMITED (LEAD MEMBER) & M/S Prudent Infratech Private Limited (Other Member) have been allotted 26% & 74% Shares of Rs 10/- Each in the said SPC respectively.

7. Further, M/S PRU-RLDA PROJECTS PRIVATE LIMITED is required to execute a Lease Agreement with RLDA for Development of "Grant of Lease of Railway Land for 99 Years for Development including Redevelopment of existing Railway Colony (152 Units quarters) (Land Area to be leased: 63,337 Sqm) at Bramhapura Railway Colony, Muzaffarpur, Bihar." in accordance with the conditions of and in the manner provided in the bid documents.
8. M/S PRU-RLDA PROJECTS PRIVATE LIMITED has paid a Jum-sump amount of INR 21,90,00,000/- (Rupees Twenty-One Crore Ninty Lakhs Only) towards the 1st Instalment of the lease premium (including Interest) in terms of RLDA Letter of acceptance having No RLDA/Tender Documents/ Bramhapura Rly. Col/MFP/2816/Pl- 2 DT. 20.08.2024 in the below mentioned manner.

Particulars	Total Amount	Mode	Date	Amount (INR)	Transaction No
1 st Instalment of Lease Premium along with Interest.	Rs.21,00,00,000/- (Rs. Twenty One Crore only)	RTGS	16.01.2025	21,00,00,000/-	MAHBR52025011619373312
	Rs.90,00,000/- (Rs. Ninty Lacs only)	RTGS	16.01.2025	90,00,000/-	MAHBR52025011619373895
		Total Amount Paid		21,90,00,000/- (Rs. Twenty One Crore Ninty Lacs Only)	

9. A Performance Bank Guarantee of 5% of the Lease Premium will be provided by the bank of SPC once a formal letter is issued by RLDA to M/S PRU-RLDA PROJECTS PRIVATE LIMITED (SPC), as per Requirement of Bid Documents for entering into lease agreement.



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10. The Board of Directors of "M/S PRU-RLDA PROJECTS PRIVATE LIMITED" in its Meeting dated 10.02.2025 authorized their director Mr. Amit Paliwal to execute the lease agreement and any other document in future with Rail Land Development Authority (RLDA).
11. We have also been given to understand by M/S PRU-RLDA PROJECTS PRIVATE LIMITED that there are no facts or circumstances which may restrict it from entering into agreements and transaction with RLDA.

I Hope that the query before mentioned stand addressed in the aforesaid facts ad background .

However, I Proceed to address the same specifically as under:

Query:

Whether Special Purpose Company in the name of "M/S PRU-RLDA PROJECTS PRIVATE LIMITED" has the legal capacity to enter into agreement with Rail Land Development Authority (RLDA) and whether the said agreement are enforceable?

Legal opinion:

1. A 'Company' has been defined under the companies Act 2013 ("ACT") as a Company incorporated under this Act or under any previous company law. It is now a settled law that a company as defined under the Act is vested with a corporate personality, so it Bears its own name acts under its own name and its assets are separate and distinct from its members A Company being a legal person is capable of owning enjoying and disposing off Property in its own name.
2. In addition to the above various judicial precedents have also held that a company being a body corporate can sue and be sued in its name, A Company being a legal entity different from its members can enter contracts for the conduct of the business in its own name.

M/S PRU-RLDA PROJECTS PRIVATE LIMITED is a Company which is incorporated under the companies Act 2013 on 21.11.2024 having CIN: U68200DL2024PTC439010, TAN : DELP43082E and PAN: AAPCP2155H and has its registered office at E-20/170, SECTOR-3, DELHI ROHINI SECTOR-5, NORTH WEST DELHI-110085. Thus in light of the Act and Various Judicial precedents it may be concluded that M/S PRU-RLDA PROJECTS PRIVATE LIMITED is an artificial judicial person and has an


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existence as a company **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** as a company has the capacity to sue and be sued for enforcement/breach of Such agreements.

- Memorandum of Association is the charter of a company and defines the scope of its activities. It States the objects for which the company if formed it contains the rights privileges and powers of the Company **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** is authorized as per the provisions of its memorandum of Association to enter the lease for a period of 99 Years for undertaking real estate development on Railway land (Land Area to be leased: 63,337 Sqm).
- The Board of Directors of a company are empowered to look after the day-to-day affairs of the company and authorize any person to act on behalf of the company Therefore, Authority has been conferred upon Mr. Amit Paliwal i.e director of **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** by Resolution dated 10.02.2025 taken by the Board of Directors of **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** and he is Duly authorized to sign and execute the lease agreement on Behalf of the company under such authority.

In Conclusion in our view **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** represented by its director Mr. Amit Paliwal has the legal capacity to enter into agreements with RLDA "Grant of Lease of Railway Land for 99 Years for Development including Redevelopment of existing Railway Colony (152 Units quarters) (Land Area to be leased: 63,337 Sqm) at Bramhapura Railway Colony, Muzaffarpur, Bihar."

Further it is also opined that the provisions incorporated under the proposed Lease Agreement are legally in order and hence the same are enforceable.



Paliwal
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Papers Provided for the Legal Opinion-

1. Joint Bidding Agreement between M/S Albatross Homes Pvt. Ltd. and M/S Prudent Infratech Pvt. Ltd. BID forms/ application forms along with the KYC of M/S Albatross Homes Pvt. Ltd and M/S Prudent Infratech Pvt. Ltd.
2. Payment details of EMD of Rs. Bid Security: INR 1,06,75,059/- Crore (Rupees One Crore Six Lakhs Seventy-Five Thousand Fifty-Nine Only).- **Annexure-1**
3. Letter Of Demand issued by RLDA dated 24.07.2024.- **Annexure-2**
4. Payment Details of Commitment Security of Rs. Two Crores only. **Annexure-3**
5. Letter Of Acceptance issued by RLDA dated 20.08.2024.- **Annexure-4**
6. Payment details of Rs. 21,90,00,000/- (Rs. Twenty One Crores Ninety Lacs Only)- **Annexure-5**
7. Letter for Lease execution reference No.-RLDA/2019/CRD/Bramhapura Colony, MFP/2105/ Dated: 20.01.2025.- **Annexure-6**
8. Reply to the letter dated 20.01.2025 by M/S Pru-RLDA Projects Pvt. Ltd. **Annexure-7**
9. Certificate of Incorporation, PAN, TAN of M/S Pru-RLDA Projects Pvt. Ltd. **Annexure-8**
10. Authorised and Paid up Capital details of M/S Pru-RLDA Projects Pvt. Ltd. **Annexure-9**
11. MoA and AoA of M/S Pru-RLDA Projects Pvt. Ltd. **Annexure-10**
12. Board Resolution of Albatross Homes and Prudent Infratech. **Annexure-11**


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For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory



रेल भूमि विकास प्राधिकरण
Rail Land Development Authority
रेल मंत्रालय, भारत सरकार का अधिनियमित प्राधिकरण
(A statutory Authority under Ministry of Railways,
Government of India)

No. RLDA/2024/Tender Documents/Bramhapura Rly. Col., MFP/2816/Pt-2 Dated 02.09.2025

Office Order No. 33 of 2025

Subject: "Grant of Lease for 99 years for Development including Re-development of existing Railway Colony (152 Units quarters) at Bramhapura Colony Muzzafarpur (Area to be leased 63,337.09 sqm)". reg- Nomination for signing of Lease Agreement, signing of Escrow Agreement & Handing over of site.

Competent Authority has authorized and nominated Sh. Jata Shankar Mishra, JGM/Project/Expert for signing the Lease Agreement, signing of Escrow Agreement & Handing over of site with respect to "Grant of Lease for 99 years for Development including Re-development of existing Railway Colony (152 Units quarters) at Bramhapura Colony Muzzafarpur (Area to be leased 63,337.09 sqm)".

24/9/25
(Neeraj Kumar Gupta)
JGM/Tender/Expert

नीरज कुमार गुप्ता / NEERAJ KUMAR GUPTA
संयुक्त महाप्रबंधक/विशेषज्ञ / Joint General Manager
रेल भूमि विकास प्राधिकरण
Rail Land Development Authority
रेल मंत्रालय, भारत सरकार का अधिनियमित प्राधिकरण
A Statutory Authority under Ministry of Railways
नई दिल्ली / New Delhi

For PRU-RLDA PROJECTS PVT. LTD.

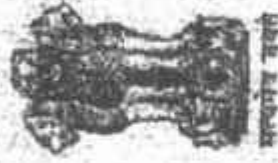
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INCOME TAX DEPARTMENT



भारत सरकार
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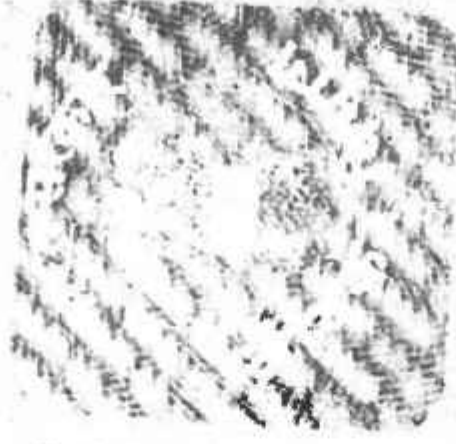
RAIL LAND DEVELOPMENT AUTHORITY



31/10/2006

Permanent Account Number

AAAGR0030G



For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

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