



रेल भूमि विकास प्राधिकरण
Rail Land Development Authority

(A statutory Authority under Ministry of Railways)

Near Safdarjung Railway Station,
Moti Bagh-1, New Delhi-110021

Ph.(O) : 011-24122834-35

Telefax : 011-24104793

No. RLDA/2014/Project/MFC/LA/Asansol/270

Date: 19.07.2017

Handing over of Lease Agreement to Developer

Sub: Development of MFC at Asansol Railway Station.

Lease Agreement for development of MFC at Asansol Railway Station has been signed on 19.07.2017 in triplicate between RLDA and M/s Payel Shopping Complex Pvt. Ltd. incorporated by selected bidder Mr. MD. Azharuddin. The one copy of originally signed Lease Agreement & second copy of originally signed Lease Agreement on photocopied stamp paper are handed over to the Developer, M/s Payel Shopping Complex Pvt. Ltd. for registration of Lease Agreement as per the applicable laws & conditions of Agreement.



For M/s Payel Shopping Complex Pvt. Ltd.

(Mr. MD. Azharuddin,
Authorized Signatory


19/7/2017
Naresh K. Gupta
(DGM/Land-I)

LEASE AGREEMENT No.

"RLDA/ 2017/ LA/ 25" DATED 19TH JUL 2017

FOR

DEVELOPMENT OF MULTI FUNCTIONAL COMPLEX

AT

ASANSOL RAILWAY STATION

BETWEEN

RAIL LAND DEVELOPMENT AUTHORITY

AND

SPC M/s PAYEL SHOPPING COMPLEX PVT. LTD.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 936497

This LEASE AGREEMENT ("RLDA/2017/LA/25") dated this [19th] day of Jul 2017 ("Effective Date") 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 Near Safdarjung Railway Station, Moti Bagh-I, New Delhi-110021 (hereinafter referred to as "RLDA", which expression shall, unless repugnant to or inconsistent with the context, mean and include



its successors and permitted assigns) represented herein through Mr. Naresh Kumar Gupta, Deputy General Manager/Land-I the Authorised Signatory, as authorised vide Office Order No. RLDA/2017/Project/MFC/LA/270 dated 22.06.2017, of the **FIRST PART**;

AND

2. **"Payel Shopping Complex Pvt. Ltd."**, a company incorporated under the Companies Act, 2013 and having its registered office at S.B. Gorai Road, Near Surbhi Apartment, Asansol, Bardhaman, West Bengal, India 713301 (hereinafter referred to as the **"Lessee"**, which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented herein through Mr. MD. Azharuddin, the Authorised Signatory, as authorised vide Board Resolution dated 07.04.2017, 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 upgradation / maintenance of its network) by non – tariff measures.
- B. RLDA intends to undertake commercial development/ development of Multi-Functional Complex over a land area of approximately 4888 Sqm of Railway Land at Asansol Railway Station as described, more particularly in West Bengal - 713301(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/RFP/MFC/03 of 2016 dated 19.10.2016 to undertake the development of the Site, on the terms and conditions specified herein.
- D. The Mr. MD. Azharuddin, (the **'Selected Bidder'**) was the successful bidder and was issued the Letter of Acceptance (the **"LOA"**) dated **RLDA/2016/Project/MFC/RFP/9-Sites/263** dated 16.02.2017.
- E. The Selected Bidder has, in accordance with the LOA, promoted and incorporated the Lessee as a company under the provisions of the Companies Act, 2013 and the Selected Bidder and the Lessee have, by their letters dated 07.04.2016 respectively, requested RLDA to accept the Lessee as the entity, which shall undertake and perform the obligations and enjoy the rights as specified herein.



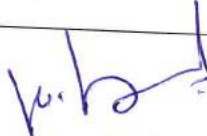
IN WITNESS WHEREOF, the Parties hereto have caused the Lease Agreement to be signed in their respective names as on the day and year first above written.

FOR AND ON BEHALF OF
Rail Land Development Authority


19.7.2017
नरेश कुमार गुप्ता
Naresh K. Gupta
उप. प्रबन्धक (भूमि-1)
Dy. General Manager (Land-1)
रेल भूमि विकास प्राधिकरण
Rail Land Development Authority
(रेल मंत्रालय भारत सरकार का सांविधिक प्राधिकरण)
(A Statutory Authority under Ministry of Railways)


By **Naresh Kumar Gupta**
Deputy General Manager/Land -1
Authorised Representative

Witnesses

1. Signature 
Name H. K. Srivastava
Address Manager/Project RLDA


2. Signature 
Name AMIT SINGH
Address RLDA, New Delhi


FOR AND ON BEHALF OF
Payel Shopping Complex Pvt. Ltd.

Payel Shopping Complex Private Limited

Director

By **Mohammad Azharuddin**,
Director,
Authorised Representative

Witnesses

1. Signature 
Name SUBIR KUMAR DEY
Address 25, RAMKRISHNA AVENUE
A-201E, DURGAPOUR-WB-713204

2. Signature 
Name RATAN PAUL
Address 12/1 ANANDAPURI CO. OP.
BENACHATTY, DURGAPUR-713213.



3-00014

SITE HANDOVER NOTE

Development of Multi Functional Complex (MFC) at Asansol Railway Station

Site Handed Over on 09.08.2017.

Rail Land Development Authority (RLDA) has been set up exclusively to deal with the commercial development of railway land and the air space above such land for supplementing financial resources of the Railways through non-tariff measures. The Eastern Railway is in possession of land at Asansol Railway Station of area 4888 Sqm.

The said plot of land has been entrusted to the RLDA by the Central Government in exercise of its powers under section 4D of the Railway Act, 1989 and Rule 5 of the Rail Land Development Authority (Constitution) Rules 2006 vide Railway Board letter of entrustment No. 2010/LML/2/9 dated .05.2010

The RLDA has undertaken feasibility study and invited technical and financial bids from prospective developers for commercial development of the land mentioned above. The RLDA has selected M/s. Payal Enterprise, as the selected Bidder which has formed the SPC ("Developer") M/s. Payal Shopping Complex Pvt. Ltd, in terms of Bid document for the development of Multifunctional Complex at Asansol Railway Station.

The land for development of Multifunctional Complex at Asansol Railway Station of area 4888 sqm, has been jointly surveyed by the RLDA and the Eastern Railway in the presence of Mohammad Azharuddin, who is authorized signatory of the M/s Payal Shopping Complex Pvt. Ltd and the said land is free from encumbrances

The land at Asansol Railway Station of area 4888 Sqm. as per DRM Drawing No. 40 - 10/83-2017, is being physically handed over by the Eastern Railway to the RLDA on this 9th Day of August 2017, for being further handed over on lease to M/s Payal Shopping Complex Pvt. Ltd, for a period of 44(Forty Four) Years 11 (Eleven) Months and 04(Four) Days for undertaking commercial development of the site in accordance with the Lease Agreement. The site plan of the land is enclosed as Annexure I along with the Handing over Note.

The above handed over is subject to the approval of Head Quarter/ Eastern Railway.

Handed Over by

S. B. Goral 9.8.17
AEN / HQ/ASN

For Eastern Railway
सहायक अभियन्ता (मुख्यालय)
पु० रे०, आसनसोल
Asstt. Engineer (HQ)
E. Rly. Asansol

Taken Over from Eastern Railway

[Signature]
For RLDA 09.08.17

Taken Over from RLDA

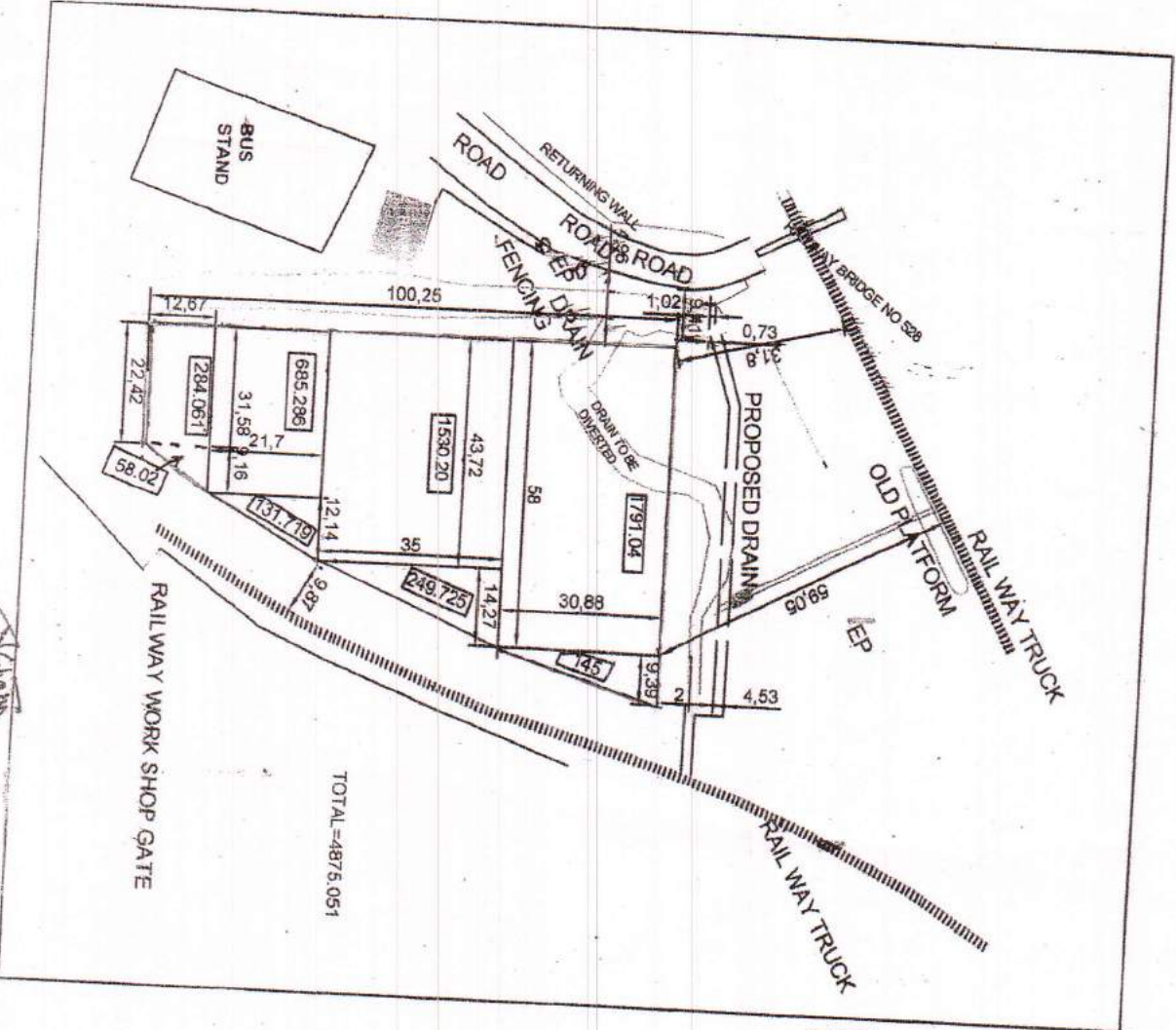
For M/s Payal Shopping Complex Pvt. Ltd

Payal Shopping Complex Private Limited

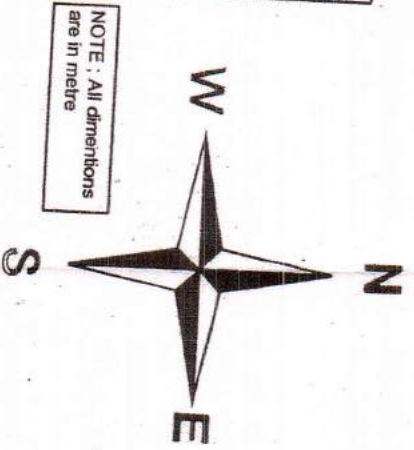
M. A. Ghorell
Director

प्रबंधक/परियोजना/Manager/Project
रेल भूमि विकास प्राधिकरण
Rail Land Development Authority
रेल मंत्रालय, भारत सरकार का सांविधिक प्राधिकरण
A Statutory Authority under Ministry of Railways
नई दिल्ली/New Delhi





TOTAL = 4875.051



NOTE: All dimensions are in metre

DRM/ASN	
SR.DEN(C)	
SR.DEE/G	
SR.DSTE	
SR.DCM	
DEN/1	
DESIGN	SIG/DATE

DRM/ASN/DRG. NO. 03.2017

ASANSOL DIVISION
ASANSOL STATION
DEVELOPMENT OF MFC
AT ASANSOL

NOT TO SCALE

DRM/ASN/DRG. NO. 03.2017

Handed C

Eastern
ASANSOL

Asstt. Engineer (HQ)
E. Rly. Asansol

Taken Over
Eastern R.
Asansol Di.

[Signature]

Statutory Authority under Ministry of Railways, New Delhi

Taken over from RLD



Director