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**LEASE DEED**

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This Lease deed (hereinafter referred to as the "Lease Deed") is made on this 14<sup>th</sup> day of August, 2017 at New Delhi

BY AND BETWEEN

**Fertilizer Corporation of India Limited**, a Central Government Undertaking under the administrative control of Ministry of Chemicals and Fertilizers (Department of Fertilizers), Government of India; setup in 1961, incorporated under the Companies Act, 1956 having its Registered Office at 7, Institutional Area, Scope Complex, Core III, Lodhi Road, New Delhi-110003, through its Authorized Signatory, Dr. Kavitha Gotru, Director (Finance), vide Board Resolution dated 12<sup>th</sup> June, 2017, (hereinafter referred to as the "Lessor") unless it be repugnant to the context or meaning thereof, be deemed to include its successors and assigns of the First Part;

AND

**Ramagundam Fertilizers & Chemicals Limited**, a company incorporated under the provisions of the Companies Act, 2013 and having its registered office at SCOPE Complex, Core III, 7 Institutional Area, Lodhi Road, New Delhi- 110003, through its Authorized Signatory, Shri Vivek Kumar Malhotra, CEO and Shri Sunil Bhatia, CFO, vide Board Resolution dated 3<sup>rd</sup> July, 2017, (hereinafter referred to as the "Lessee") unless it be repugnant to the context or meaning thereof, be deemed to include its successors and assigns of the Second Part;

(The Lessor and the Lessee are hereinafter collectively referred to as "Parties" and individually as "Party".)

**WHEREAS**

- A. The Lessor is a public sector company established in 1961, at present having manufacturing units located at Sindri, Gorakhpur, Ramagundam and Talcher as well as one project site at Korba.



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(Dr. Kavitha Gotru)  
Director (Finance)

- B. The Lessee is a Special Purpose Vehicle/ Joint Venture Company incorporated to take forward the Project (hereinafter defined).
- C. The Ministry of Chemical and Fertilizers, Government of India, pursuant to an approval by the Cabinet Committee of Economic Affairs (CCEA), on August 4, 2011 has authorized National Fertilizers Limited, Engineers India Limited and the Lessor for the revival of the Fertilizer Plant at Ramagundam, Telangana, India (hereinafter as "**Facility**") pursuant to which the Lessor and the Lessee have entered into the Concession Agreement (hereinafter defined), duly approved by Empowered Committee of Secretaries on December 30, 2015, under which the Lessor has granted to the Lessee, the right and concession in regard to the Facility Area for financing, designing, engineering, procurement, construction, development, operation and maintenance of a gas based fertilizer and chemical manufacturing complex including inter alia 3850 MTPD urea plant, integrated utilities and captive power plant at the Facility Area (hereinafter defined) in the city of Ramagundam, Telangana, India ("**Project**") as per the terms and conditions of the Concession Agreement (hereinafter defined).
- D. The Lessor is the absolute owner and title holder of the Facility Area and the Facility Area is free from all types of encumbrances, liens and litigation.
- E. To effectuate the Project and in accordance with the Concession Agreement (hereinafter defined), the Lessee intends to take on lease from the Lessor and the Lessor intends to lease to the Lessee, the Facility Area (hereinafter defined) on the terms and conditions set out herein.

**NOW THEREFORE**, in consideration of the foregoing and the respective covenants and agreements set forth in this Lease Deed and other consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, and intending to be legally bound hereby, the Parties agree as follows:

## ARTICLE I DEFINITIONS AND INTERPRETATIONS

### 1.1 Definitions

In this Lease Deed, except where the context otherwise requires, the following words and expressions mean the following:

- 1.1.1 "**Affected Party**" shall have the meaning as defined in Clause 1.1.1 of this Lease Deed.





- 1.1.2. **"Applicable Law"** shall mean and include any and all applicable laws, statutes, enactments, rules, ordinances, bylaws, guidelines, policies, directions, regulations of India or relevant official directives and orders, judgments, decrees, injunctions, writs, of all Central, State, Municipal and Local Governmental bodies in India (whether administrative, legislative, executive or otherwise), including rules, directions, regulations and notifications made under any of the aforesaid.
- 1.1.3. **"Borrowings"** shall have the meaning as defined in Clause 1.1.5 of the Concession Agreement.
- 1.1.4. **"Business Day"** shall mean any day, other than a Sunday or any public holiday, on which banks in New Delhi, India are open for business.
- 1.1.5. **"Concession Agreement"** means the Concession Agreement entered into on March 23, 2016 between the Lessor and the Lessee with respect to the Project.
- 1.1.6. **"Conditions Precedent"** means such conditions as provided in the Concession Agreement which are required to be fulfilled by the Lessor and the Lessee for execution of this Lease Deed.
- 1.1.7. **"Dispute"** shall mean any dispute, difference, question or controversy between the Parties arising out of, in connection with or in relation to this Lease Deed, except the fact of grant of lease to the Lessee under Article II hereof, which is unconditionally accepted by both the Parties.
- 1.1.8. **"Effective Date"** shall mean the date of commencement of the Concession Agreement i.e. 25 September 2015.
- 1.1.9. **"Encumbrance"** shall have the meaning as defined in Clause 1.1.20 of the Concession Agreement.
- 1.1.10. **"Facility"** shall have the same meaning set out in the Recital and shall include the following:  
 (a) The Project;  
 (b) Existing Facility as may be altered during the Term of the Concession Agreement;  
 (c) The supporting infrastructure in relation to the Project;  
 (d) Any further addition(s) to the above.
- 1.1.11. **"Facility Area"** shall have the meaning as defined in Clause 1.1.25 of the Concession Agreement.
- 1.1.12. **"Facility Capital Assets"** shall mean the plant, vehicles and equipment, whether fixed or movable provided and used by the Lessee in the course of operating the Facility and including Operational assets as identified in **Schedule C of the Concession Agreement.**



- 1.1.13. **"Financing Documents"** shall mean collectively the documents, evidencing Lenders' commitment to finance the debt component of the cost of the Project.
- 1.1.14. **"Good Industry Practice"** shall mean the exercise of the degree of skill, diligence, efficiency, reliability and prudence and those practices, methods, specifications and standard of equipment, safety, services and performances, as may change from time to time and which would reasonably and ordinarily be expected to be used by a skilled and experienced international operator/ contractor engaged in designing, construction, operation and maintenance of a similar Facility in so far as it is not inconsistent with Applicable Law.
- 1.1.15. **"Lease Rent"** shall have the meaning assigned to in Article IV.
- 1.1.16. **"Lenders"** shall mean the financial institutions, banks, funds and agents or trusts which finance and/ or refinance the debt component of the cost of the Project (including guarantees, surety, risk participation facility, take out facility and other forms of credit enhancement) and include subscribers to / trustees for the holders of debentures/ bonds or other securities issued by the Lessee to meet the cost of the Project.
- 1.1.17. **"Project"** shall have the meaning as defined in Clause 1.1.46 of the Concession Agreement.
- 1.1.18. **"Relevant Authority/ies"** shall mean and includes Government of India, the Government of state of Telangana and / or any other authority or department empowered by Applicable Law having jurisdiction over the Facility.
- 1.1.19. **"Substitution Agreement"** shall have the meaning as defined in Clause 1.1.53 of the Concession Agreement.
- 1.1.20. **"Term"** shall have the meaning as defined in Clause 5.1 of this Lease Deed.
- 1.1.21. **"Third Party"** means any entity other than the Parties to this Lease Deed.
- 1.1.22. **"Works"** shall have the meaning as defined in Clause 1.1.56 of the Concession Agreement



*Dr. Kavitha Gotru*

(Dr. Kavitha Gotru)  
Director (Finance)



## 1.2 Interpretation

In this Lease Deed, unless the context otherwise requires:

- 1.2.1 reference to a "judgment" includes any order, injunction, determination, decree or other judicial or arbitral tribunal measure in the Indian jurisdiction which is final and binding;
- 1.2.2 reference to a "law" includes common law, the Constitution of India and any decree, judgment, legislation, direction, order, ordinance, regulation, bylaw, statute, notification, circular, guideline, rule, statutory instrument or other legislative measure, with which any party is required to comply by law in India (and the meaning of the terms "lawful" and "unlawful" shall be construed accordingly);
- 1.2.3 references in the singular shall include references in the plural and vice versa;
- 1.2.4 reference to a "day" means a calendar day and a reference to a year means a Financial Year;
- 1.2.5 references to a particular Article, Clause, paragraph, sub-paragraph, Schedule or Attachment shall, except where the context otherwise requires, be a reference to that Article, Clause, paragraph, sub-paragraph or Schedule to this Lease Deed;
- 1.2.6 the headings are inserted for convenience and are to be ignored for the purposes of construction/ interpretation;
- 1.2.7 terms defined in the Schedules hereto shall have the meanings ascribed thereto in the Schedules when used elsewhere in this Lease Deed;
- 1.2.8 the Schedules to this Lease Deed form part of this Lease Deed and will be in full force and effect as though they were expressly set out in the body of this Lease Deed;
- 1.2.9 any reference to any agreement, deed, instrument, licence, code or other document of any description shall be construed, at the particular time, as a reference to that agreement, deed, instrument, licence code or other document as the same may then have been amended, varied, supplemented, modified, suspended or novated;



- 1.2.10 the words "written" and "in writing" include a facsimile transmission and any means of reproducing words in a tangible and permanently visible form with confirmation of the transmission;
- 1.2.11 the words "include" and "including" are to be construed without limitation;
- 1.2.12 in case of any ambiguity or discrepancy between the Articles and the Schedules, the Articles shall prevail;
- 1.2.13 if any payments due hereunder become payable on a day which is not a Business Day, such payments shall be deemed due and payable on the next Business Day;
- 1.2.14 any payments made in foreign currency shall be converted into INR at the exchange rate as notified by the Reserve Bank of India from time to time and prevailing at the date of such payments.
- 1.2.15 if any provision in Article 1.2 is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to it as if it were a substantive provision in the body of this Lease Deed.
- 1.2.16 when any timeframe in terms of number of days is prescribed in this Lease Deed, the same shall be reckoned exclusively of the first and inclusively of the last day unless the last day does not fall on a Business Day, in which case the last day shall be the next succeeding day, which is a Business Day.
- 1.2.17 the rule of construction, if any, that a contract should be interpreted against the parties responsible for the drafting and preparation thereof, shall not apply.
- 1.2.18 any word or phrase or Article used in any part of this Lease Deed shall only have the meaning assigned to it by Article 1.1 throughout this Lease Deed, unless the contrary is expressly stated or obvious from the context thereof; any description of Parties or expression(s) in any Article, Recital of this Lease Deed, inconsistent with any part of Article 1.1; shall be ignored to the extent of such inconsistency.



  
(Dr. Kavitha Gotru)  
Director (Finance)



1.2.19 reference to the terms "herein", "hereto", "hereunder" and other words of similar purport shall refer to this Lease Deed as a whole.

1.2.20 Capitalized terms used herein (but not defined herein) shall have the meaning ascribed to the term under the Concession Agreement.

## ARTICLE II GRANT OF LEASE

2.1 In consideration of the Lease Rent to be paid by the Lessee to the Lessor and the covenants and warranties on the part of the Lessee herein, the Lessor, in accordance with the terms and conditions set forth herein, hereby demises to the Lessee, commencing from the Effective Date, the Facility Area, and to hold the same together with all rights, liberties, privileges, easements, hereditaments and appurtenances whatsoever to the said Facility Area, or any part thereof or in any way appurtenant thereto or enjoyed therewith, for the duration of the Term for the purpose of the Project, and for such other purposes as are permitted under this Lease Deed, subject to the terms of the Concession Agreement.

2.2 Subject to and in accordance with the terms of this Lease Deed and those set out in the Concession Agreement, the Lessee shall have the right and be at liberty to raze down any existing structures and to construct, erect, renovate, repair, alter, or otherwise deal with the Facility Area or any part thereof and any structure or structures standing thereon or to be constructed hereafter.

2.3 The absolute ownership, rights, title and interests of the Facility Area shall continue to remain with the Lessor only and the Lessee shall have the right to enjoy the Facility Area for the Term of this Lease Deed and in accordance with the terms and conditions of this Lease Deed.

### 2.4 Reservation of Lessor's rights

It is hereby expressly understood and recorded between the Parties that mining rights cannot, and do not form part of the lease granted to the Lessee under this Lease Deed and the Lessee hereby acknowledges that it does not, and shall not have any mining rights under this Lease Deed or any interest in the underlying minerals, if any.

2.5 It is hereby agreed between the Parties that the Lessee may upon a prior written request made to it, grant the Lessor or any other person specified in such request, access over or through the Facility Area for the purpose of supply of electricity, gas, telecommunication cables, water, sewerage, drainage or like services. The Lessor will also have access to the Facility and Facility Area for the purpose that the Lessee is in compliance with the terms and conditions of this Lease Deed.



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**ARTICLE III  
USE OF FACILITY AREA**

- 3.1 The Lessee hereby expressly covenants and agrees that, throughout the Term, it shall use the Facility Area in accordance with the terms and conditions of this Lease Deed and the Concession Agreement.

**ARTICLE IV  
LEASE RENT**

- 4.1 In consideration of the Lessor leasing the Facility Area to the Lessee and granting the rights, privileges and benefits set forth in this Lease Deed, the Lessee shall pay to the Lessor, throughout the Term, an annual lease rent of Rs. 1/- (Rupee One Only) payable in advance on April 11th of every year by cheque/demand draft/ bank transfer in favor of the Lessor ("**Lease Rent**").

**ARTICLE V  
TERM, TERMINATION, RENEWAL, REVERSION AND RE-ENTRY**

**5.1 Term**

The Term of this Lease Deed shall be for a period of ninety-nine (99) years (hereinafter referred as "**Term**") from the Effective Date. Notwithstanding anything contained in this Lease Deed, the Term shall be co-terminus with the term of the Concession Agreement, and this Lease Deed shall terminate automatically with the expiry or early termination of the Concession Agreement.

**5.2 Renewal**

- 5.2.1 In the event, the Concession Agreement is extended, the Parties agree that the Term of this Lease Deed shall be extended to the extended term of the Concession Agreement on mutually agreed terms and conditions. The Lessor agrees not to unreasonably object to such an extension of the Term.

- 5.2.2 In the event of Clause 5.2.1 above, the Parties shall enter into a new lease deed ("**Revised Lease Deed**") in relation to the Facility Area together with all assets, buildings, fixtures, all or any rights, liberties, privileges, easements and appurtenances whatsoever on such terms and conditions as may be mutually agreeable. Any stamp duty, registration charges or other fees, taxes or charges of any kind whatsoever pertaining to the Revised Lease Deed and





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execution thereof shall be borne as per mutual agreement. Provided further, in the event the Parties do not, for whatsoever reason, agree on the terms and conditions of such Revised Lease Deed within six (6) months of the expiry or early termination of this Lease Deed, the Lessee hereby undertakes to handover, vacant possession of the Facility Area to the Lessor in the manner provided in the Concession Agreement.

### 5.3 Reversion

On expiry of the Term or early termination of this Lease Deed, for any reason whatsoever, the Lessee shall handover, the Facility Area, Facility and Facility Capital Assets to the Lessor in accordance with the terms of the Concession Agreement.

### 5.4 Re-Entry

The Parties hereby expressly recognize that the Lessor shall (without prejudice to its rights of access under the Concession Agreement, and subject to the Revised Lease Deed) have the right to re-enter and take vacant possession of the Facility Area, Facility and Facility Capital Assets upon the expiry or early termination of this Lease Deed in accordance with the provisions of this Lease Deed and the Concession Agreement.

### 5.5 Handing Over

Within sixty (60) days from the date of termination of this Lease Deed, the Lessee shall:

5.5.1 cease execution of the Works and operation of the Facility and exercise of the concession rights in the Concession Agreement generally, except to the extent of any action needed in order to enable compliance with Article 19.6 of the Concession Agreement;

5.5.2 vacate and handover the Facility Area to the Lessor, the same being in good condition and operating order, without the need of substantial repair and free from inherent defects;

5.5.3 remove from the Facility Area, all loose plant, loose equipment, vehicles and other equipment, furnishings, furniture, stocks and other items of whatever nature, previously used or to be used by the Lessee in relation to the execution of the Works. If, in breach of this Clause 5.5.3, any of such items has/have not been removed from the Facility Area within thirty (30) days after the termination for any reason of this Lease deed, the Lessor may (without prejudice to any other rights or remedies to which it may be entitled) itself remove or arrange for the removal from the Facility Area of any such item or items not removed and dispose of the same as it may in its sole discretion think fit without any liability to account to the Lessee, for any proceeds of such disposal;



5.5.4 leave the Facility in a neat, clean and safe condition;

5.5.5 except to the extent necessary in order to enable compliance with the Clause 5.5.3, remove from the Facility Area all personnel previously employed in the execution of the Works and /or the observance and performance of its obligations and liabilities hereunder;

5.5.6 hand over to the Lessor all information in its possession or control including such information insofar as it is related to the execution of the Works (including all immovable, movable and intangible property / intellectual property), save to the extent that the Lessee is required by law to retain such information, in which event it shall hand over copies of the same to the Lessor. The Lessee may in any event retain copies of any such information so handed over;

5.5.7 disclose to the Lessor in writing full particulars of all continuing contracts of any description with third parties relating to the design, financing, construction, testing and commissioning of the Facility or the management, maintenance and operation of the Facility, and upon request in writing from the Lessor within thirty (30) days after any such disclosure, assign, novate and/or transfer to the Lessor (or as it may direct) on as is where is basis, the benefit (to the maximum extent that the Lessee is able to assign and transfer the same) of any such contract in consideration of the Lessor's assumption of the obligations under or pursuant to such contracts;

5.5.8 handover and transfer the rights, title and interest in all Facility Capital Assets to the Lessor which shall thereupon vest in the Lessor;

5.5.9 upon receipt of a notice in writing from the Lessor, assign any and all sub-contracts or warranties to the extent reasonably possible, that may be held by the Lessor.

#### 5.6 Consequences of Termination:

In the event of termination of the Lease Deed or early expiry of this Lease Deed, the Lessor shall have the right to lease/ license the Facility Area to any Third Party and nothing contained in this Lease Deed shall restrict such right of the Lessor.





## ARTICLE VI FINANCING

- 6.1 It is expressly acknowledged by the Lessor that the Lessee may be required to execute Financing Documents for the purposes of securing necessary fund(s) for the Works. Although the Lessor shall not be required to arrange any such fund(s), the Lessor agrees that it shall provide all necessary documents/information/assistance as may be reasonably required by the Lessee for executing such Financing Documents.
- 6.2 It is agreed between the Parties that if any securities is required to be furnished by the Lessee for financing the Project or for any other such purpose, the same may be furnished against the Facility Area including mortgage (including equitable mortgage) thereof, if possible, Facility Capital Assets and other movable assets at the Facility Area. For providing Facility Areas as security, the Lessor shall execute the required agreement with the Lenders for and on behalf of the Lessee, wherever required.

## ARTICLE VII ASSIGNMENT

### 7.1 By Lessee

The Lessee shall obtain prior written consent of the Lessor with respect to the Clause nos. 7.1.1 and 7.1.4

- 7.1.1 assign, mortgage (including equitable mortgage), charge, deal with, sub-license or otherwise grant rights in the Lease Deed, or any of its obligations or liabilities under this Lease Deed;
- 7.1.2 cause or permit any person, firm or company (other than any department of the Government of India /Relevant Authorities) at any time to use (except for the purpose of construction of the Facility) any part of the Facility Area;
- 7.1.3 assign its rights to any payment(s) hereunder by way of security for its obligations in relation, directly or indirectly, to any Borrowings;
- 7.1.4 assign any right(s), title and interest to or in favour of Lender(s) pursuant to and in accordance with the Substitution Agreement in respect of financing by the Lender(s) under the Financing Documents, provided that the Lender(s) may exercise the right of step-in or substitution as per Substitution Agreement to be entered into amongst the Lessor, Lessee and Lenders and thereafter, the person substituting the Lessee shall be deemed to be the Lessee under this Lease deed and shall enjoy all rights and be responsible for all obligations under this Lease Deed as if it were the Lessee.



## 7.2 By Lessor

The Lessor may, with prior written consent of the Lessee:

- 7.2.1 assign the benefit of or create any Encumbrance upon all or any of its rights hereunder by way of security for its obligations in relation directly or indirectly to any Borrowings, provided that no such Encumbrances shall affect the rights of the Lessee to receive or recover the amount(s) due to it hereunder or perform its obligations; and
- 7.2.2 assign and transfer all or any of its rights and obligation under this Lease Deed to any third party with the necessary resources and experiences, subject to the Lessor guaranteeing to procure full and complete observance and performance of all such obligations by that third party. It shall be the Lessor's obligation to furnish copies of Agreements for assignment or transfer of rights and obligations under this Lease Deed to the Lessee and no such agreement shall be signed without the prior written approval of the Lessee. In case any such assignment agreement is executed by the Lessor without written consent of the Lessee, it shall be void and the Lessor shall continue to discharge all its obligation under this Lease Deed as if the subsequent agreement of assignment or transfer is not in existence.

Notwithstanding the above, the Lessor shall have no right of assignment with respect to the Facility Area and assets belonging to the Lessee that is the Facility, the Facility Capital Assets etc.

## ARTICLE VIII TAXES AND DUTIES

- 8.1 On and from the date of execution of this Lease Deed, the Lessee shall pay all taxes, levies, import duties, fees (including any license fees) and other charges, dues, assessments or outgoings payable in respect of the Facility Area or the structures to be constructed thereon or in respect of the materials stored there which may be levied by any Governmental Authority, local authority from time to time. However, Lessor alone shall remain fully responsible and liable to pay all taxes, levies, import duties, fees, (including any license fees) and other charges, dues, fines, penalties, assessments or outgoings payable in respect of the Facility Area or the structures already constructed thereon or in respect of the materials stored there which may be levied by any Governmental Authority, local authority or other persons prior to the date of execution of this Lease Deed.



(Dr. Kavitha Gotru)  
Director (Finance)



## ARTICLE IX ACCESS TO FACILITY AREA

### 9.1 Access to Lessor

The Lessor shall have for itself and its employee and all others authorized by it, subject to complying with the health and safety requirements applicable to the Facility and by giving an advance intimation to the Lessee and the Lessee's permission, the right of access to the Facility Area and the Facility for the purpose that the terms and conditions of this Lease Deed are being complied with by the Lessee.

The Lessee shall provide an unfurnished office space within the Facility Area to the Lessor for keeping record / documents at an annual rent of Rs. 1/-. The area & location of such office space shall be decided mutually by Lessor and Lessee.

Such office space shall be used by Lessor for keeping valuable record/ documents and shall be accessible to the Lessor's employees and authorized representatives. If available, the Lessee shall also provide suitable residential accommodation for upto 10 employees of the Lessor within the Facility Area at a monthly rent applicable to employees/Retainers of FCIL.

### 9.2 Access to Relevant Authorities

Each Relevant Authority shall have for itself and its employees and other authorized by it, subject to complying with the health and safety requirements applicable to the Facility and by giving an advance intimation of at least three (3) days to the Lessee, the right to access to the Facility Area, as may be required under the relevant Applicable Law.

## ARTICLE X COVENANT'S OF THE LESSEE

10.1 The Lessee has fulfilled the Conditions Precedent as set out in the Concession Agreement.

10.2 All archaeological or antiquities remains, including fossils, coins, articles of values or antiquity and structure and other remains or items of geological or archaeological interest discovered on the Facility Area, shall be placed under the care and authority of the Lessor and, to the extent permitted by Applicable Law, shall be the property of the Lessor. The Lessee shall take all precautions to prevent its staff, labour and other persons from removing or damaging any archaeological or antiquities remains.

10.3 Lessee shall maintain the Facility Area in good and habitable condition and carry out all day-to-day (minor and routine repairs) maintenance at its own cost in respect of the Facility Area.



*(Signature)*  
(Dr. Kavitha Gotru)  
Director (Finance)

- 10.4 Lessee shall not use the Facility Area for any other purpose apart from setting up the Project and related facilities unless otherwise mutually agreed in writing with the Lessor.

#### **ARTICLE XI LESSEE'S WARRANTIES**

11. The Lessee hereby represents, warrants, acknowledges and undertakes, to and for the benefit of the Lessor, that:
- 11.1 Throughout the Term, it shall develop, keep and maintain the Facility Area in accordance with the provisions of the Concession Agreement.
- 11.2 It shall use the Facility Area only for the purpose of developing, operating and maintaining the Project and such other purpose as per the terms and conditions of the Concession Agreement.
- 11.3 It shall regularly pay the Lease Rent as provided for under Article IV hereinabove and shall observe, abide by and fulfill each of its obligations and covenants set forth herein.
- 11.4 It shall obtain or cause to be obtained and shall maintain throughout the Term all regulatory approvals, clearances, permits and consents, including any and all environmental approvals, clearances, permits or consents that may be required in order for the Lessee to undertake the Project in accordance with the terms of the Concession Agreement.
- 11.5 It shall not do or permit to be done on the Facility Area or the structures thereon, any activities, which may be contrary to any Applicable Law.
- 11.6 From the Effective Date, it shall be responsible for payment of applicable charges, deposits and other monies levied by Third Parties/competent authorities for and in relation to the provision of water, electricity, telephone and communication facilities or any other facility by such Third Parties/competent authorities to the Lessee.
- 11.7 It shall (i) keep and maintain the Facility Area and the buildings and structures thereon put in use by the Lessee in good and habitable condition at all times and (ii) shall ensure that the Facility Area will be free from encroachments at all times.
- 11.8 The Lessee, from the Effective Date and throughout the Term, accepts the full and sole responsibility for the condition, operation, repair, replacement, maintenance and management of the Facility Area.





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**ARTICLE XII**  
**LESSOR'S WARRANTIES**

12. The Lessor hereby represents, warrants and undertakes, to and for the benefit of the Lessee, that:
- 12.1 It is the absolute owner and has good and valid title to the Facility Area, and has the full power and authority to grant this Lease under its agreement(s) with the Government and even otherwise.
- 12.2 The Facility Area is free from all types of encumbrances, liens and no litigation/ arbitration is pending before any tribunal/ court of law in respect of the Facility Area.
- 12.3 Upon the Lessee paying the Lease Rent and performing the covenants herein and under the Concession Agreement, the Lessee shall, at all times during the Term, hold and enjoy the Facility Area and the rights specified in this Lease Deed without any interruption or disturbance by (i) the Lessor; or (ii) any person claiming through, under or in trust for the Lessor.
- 12.4 During the Term of this Lease Deed or any extension thereof, it shall not take or cause any action or engage in any activities that will interfere with the construction, installation, ownership, operation, inspection, maintenance, repair and business of the Project by the Lessee.
- 12.5 It has complied with all Applicable Laws and regulations applicable to the Facility Area till date and shall not violate any provision of law which would affect the leasehold rights of Lessee and its peaceful possession of the Facility Area and use of the Facility Area for the purpose of the Project.
- 12.6 The Lessor assures and represents to the Lessee that the lease granted in terms of this Lease Deed is irrevocable for the Term, except in accordance with the provisions of this Lease Deed and/or the Concession Agreement.
- 12.7 Neither the execution and delivery of this Lease Deed or the consummation of transactions contemplated thereby nor compliance with any of the provisions herein will:
- (a) conflict with or result in breach of any provision of the Lessor's incorporation documents; or
  - (b) result in a default or require any consent of any Third Party under any of the terms, conditions or provisions of any note, bond, mortgage, indenture, license agreement, Lease or other agreement/ document by which the Lessor or any of its properties or assets, may be bound; or



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(Dr. Kavitha Gotru)  
Director (Finance)

- (c) violate any Applicable Laws of India, order, writ, injunction, decree, statute, rule or regulation by which the Lessor or any of its properties or assets, is bound.

12.8 The execution and delivery of this Lease Deed by the Lessor and the performance of its obligations, shall have been duly and validly authorized by all necessary corporate action on its part. This Lease Deed constitutes a legal, valid and binding obligation on Lessor and is enforceable against it in accordance with its terms.

### ARTICLE XIII FORCE MAJEURE

13.1 This Article XIII shall apply if the performance by any Party (the "**Affected Party**") of its obligations under this Lease Deed is prevented, hindered or delayed in whole or in part by reasons of Force Majeure.

13.2 For the purpose of this Lease Deed, "Force Majeure" means any event or circumstance or a combination of events and circumstances, which:

- a. Materially and adversely affects the performance of an obligation;
- b. Is beyond the reasonable control of the Affected Party;
- c. Could not have prevented or reasonably overcome by Affected Party with the exercise of Good Industry Practice or reasonable skill and care; and
- d. Does not result from negligence or misconduct or the failure of the Affected Party to perform its obligations hereunder.

13.3 Force Majeure includes the following events/or circumstance to the extent that they or their consequences satisfy the requirement set forth in Articles 13.1 and 13.2 above:

- a. War (whether declared or undeclared), invasion, armed conflict or act of foreign enemy in each case, involving or directly affecting India;
- b. Revolution, riot, insurrection or other civil commotion, act of terrorism or sabotage in each case within India;
- c. Nuclear explosion, radioactive or chemical contamination or ionizing radiation directly affecting the Facility Area, unless the source or cause of the explosion, contamination, radiation or hazardous thing is brought to or near the Facility Area by the Affected Party or any contractor or sub-contractor of the Affected Party or any such Affiliate or any of their respective employees, servants or agents;



*CS*  
(Dr. Kavitha Gotru)  
Director (Finance)



- d. Strikes, working to rule, go-slow and/or lockouts which are in each case widespread, nationwide or political;
- e. Any effect of the natural elements, including lightning, fire, earthquake, unprecedented rains, tidal wave, flood, storm, cyclone, typhoon or tornado, within India;
- f. Explosion (other than a nuclear explosion or an explosion resulting from an act of war) within India;
- g. Epidemic or plague within India;
- h. Change of Applicable Law;
- i. The discovery of geological conditions, toxic contamination or archaeological remains on the side of the Facility that could not reasonably have been expected to be discovered through a site inspection of the Facility;
- j. Any event or circumstances of a nature analogous to any events set forth in clause (a) to (i) above.

13.4 If the Affected party is rendered wholly or partially unable to perform any of its obligations under this Agreement because of an event of Force Majeure, it shall be excused from performance of such obligations to the extent it is unable to perform the same on account of such event of Force Majeure, provided that:

- a. the non performance of any of its obligations by the Affected Parties shall be of no greater scope and of no longer duration than is necessitated by the event of Force Majeure;
- b. the Affected Party shall make all all reasonable efforts to prevent and to minimize the effect of an event of Force Majeure caused to the Works;
- c. the Affected Party shall use its best endeavor to prevent, minimize and mitigate the effects of the Force Majeure and to remedy the situation as soon as possible, including duly prosecuting and exhausting all such remedies available to the Affected Party under the Applicable Law.

13.5 As soon as reasonably practicable but not more than seventy-two (72) hours (unless the ability to issue such notification is affected by such event of Force Majeure) following the date of commencement of any event of Force Majeure, if either Party desire to invoke such event of Force Majeure as a cause for delay or failure in the performance of any obligation hereunder, it shall notify the other Party in writing of such date and nature and expected duration of such event of Force Majeure. Within a reasonable time-frame following the date of such notice, the Party having invoked such event of Force Majeure as a cause for such delay shall submit to the other Party sufficient proof of the nature of such delay or failure and its anticipated effect upon the time for performance.



13.6 The Affected Party shall continue to perform such of its obligations which are not affected by the event of Force Majeure and which are capable of being performed in accordance with this Lease Deed.

13.7 save and except as expressly provided in this Article 13, neither Party shall be liable in any manner whatsoever to the other Party in respect of any loss, damage, cost, expense, claims, demands and proceedings relating to or arising out of occurrence or existence of any event of Force Majeure.

#### **ARTICLE XIV INSURANCE**

14.1 The Lessee shall erect, maintain and ensure, at all times during the Term, at its own cost, all such insurances as the Lessee may reasonably consider necessary or prudent in accordance with Good Industry Practice, to cover all possible risks and losses arising under operation, management, development and maintenance of the Facility ("Concessionaire Insurances"). Such insurance may include but is not limited to all risk insurance, environmental insurance, physical loss or damage insurance and other insurance(s) as the Lessee may consider necessary. The Lessee shall furnish to the Lessor, copies of such policy certificates, insurance policies and evidence that the insurance premium has been paid in respect of such insurance, as may be requested by Lessor from time to time.

#### **ARTICLE XV CONFLICT**

15.1 In case of any inconsistency, conflict or ambiguity between the provisions of this Lease Deed and the Concession Agreement executed between the parties, an endeavor shall be made to arrive at harmonious construction of such provisions and if no such harmonious construction is possible, the provisions contained in the Concession Agreement shall prevail over the provisions contained in this Lease Deed.



  
(Dr. Kavitha Gotru)  
Director (Finance)



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**ARTICLE XVI  
MISCELLANEOUS**

**16.1 Notices**

16.1.1 Any notice required or permitted under the terms of this Lease Deed or required by Applicable Law shall (unless otherwise agreed) be in writing and shall be delivered in person, sent by registered mail or air mail as appropriate, properly posted and fully prepaid in an envelope properly addressed or sent by facsimile to the respective parties as follows:

**The Lessor:**

**Fertilizer Corporation of India Limited**

PDIL Bhawan, 5<sup>th</sup> Floor,  
A-14, Sector-1,  
Noida -201 301

Attention: Director (Finance)

Fax No: 0120-2530023

**The Lessee:**

**Ramagundam Fertilizers & Chemicals Limited**

SCOPE Complex, Core III, 7 Institutional Area,  
Lodhi Road, New Delhi- 110003

Attention: Chief Financial Officer

Fax No: 011-24361553

or to such other address or facsimile number as may from time to time be designated by notice hereunder.

16.1.2 Any such notice shall be in the English language and shall be considered to have been given at the time when actually delivered if delivered by hand, or upon the next working day following sending by facsimile or in any other event within five (5) days after it was mailed in the manner hereinbefore provided.

**16.2 Dispute Resolution**

16.2.1 Any dispute, controversy or claim ("**Dispute**") arising out of, relating to, or in connection with this Lease Deed, termination or validity hereof, shall initially be attempted to be resolved amicably by mutual consultation or through the good offices of empowered agencies of the Government and, if such Dispute cannot be resolved through such negotiations within thirty (30) days of written notice of the existence of such Dispute, it shall be finally settled through Arbitration.



  
(Dr. Kavitha Gotru)  
Director (Finance)

- 16.2.2 For settlement through Arbitration, the Dispute shall be referred to an arbitrator to be nominated by the Secretary, Department of Legal Affairs, Ministry of Law and Justice, Government of India ("Law Secretary") in terms of the Office Memorandum No.55/3/1/75-CF, dated December 19, 1975 issued by the Cabinet Secretariat (Department of Cabinet Affairs), as modified from time to time. The Arbitration and Conciliation Act, 1996 shall not be applicable to the arbitration under this Article.
- 16.2.3 The award of the Arbitrator shall be final and binding upon the Parties to the Dispute, provided, however, any Party aggrieved by such award may make a further reference for setting aside or revision of the award to the Law Secretary, whose decision shall bind the Parties finally and conclusively.
- 16.2.4 Each Party shall continue to proceed with its respective obligations and responsibilities under this Agreement regardless of the pendency and nature of the Dispute(s).
- 16.2.5 Neither the existence of any dispute nor the fact that any arbitration proceedings are pending hereunder shall relieve any of the Parties of their respective obligations under this Agreement.
- 16.2.6 The seat of arbitration shall be Delhi, India and it shall be conducted in English language.
- 16.2.7 The arbitral award shall be in writing, state the reasons for the award, and be final and binding on the Parties concerned.
- 16.2.8 The cost of Arbitration shall be shared equally between the Parties.

### 16.3 Amendment

No variation, waiver, amendment or modification of any of the terms of this Lease Deed shall be valid unless in writing and signed by both Parties.

### 16.4 No Waiver

The failure of a Party to insist in one or more instances upon the strict performance of any of the provisions of this Lease Deed or to take advantage of any of its rights hereunder shall not be construed as waiver of any such provisions or relinquishment of any such rights but the same shall continue in full force and effect.



(Dr. Kavitha Gotru)  
Director (Finance)



### 16.5 Severability

The invalidity or enforceability, for any reason, of any part of this Lease Deed shall not prejudice or affect the validity or enforceability of the remainder. For abundant caution, it is expressly clarified that if any provisions of this Lease Deed are declared to be invalid, unenforceable or illegal by any competent arbitral tribunal or court, such invalidity, unenforceability or illegality shall not prejudice or affect the remaining provisions of this Lease Deed, which shall continue in full force and effect.

### 16.6 Signage

The Lessor shall have the right to put signage in front of the Facility Area. The Lessee shall be fully liable and responsible to maintain and repair the Signage at its own costs and to bear and pay all any fees, taxes and statutory impositions levied/charged in respect thereof, to the statutory and/or concerned authorities.

### 16.7 Language

16.7.1 The language and all documents, notices, waivers and any other written communication or otherwise between the Parties, in connection with the Lease Deed shall be in English.

### 16.8 Governing Law and Jurisdiction

This Lease Deed shall be governed by and construed in accordance with the laws of India and subject to clause 16.2, the Courts at New Delhi shall have exclusive jurisdiction in respect of matters arising out of this Lease Deed.

### 16.9 Indemnity

Without prejudice to the other rights which the other Party may have against it, the Party in default agrees to indemnify, defend and hold harmless the other Party from and against any and all claims, actions, demands, losses, damages, liability and judgments including such costs, reasonable attorney's fees and expenses as may be awarded by a court/arbitral tribunal, incurred by the Party not in default by reason of or resulting from any inaccuracy in the representations or due to the non-performance or breach of any of its obligations under this Lease Deed by the Party in default in respect of the Facility Area or arising out of or relating to and/or resulting from activities in or on the Facility Area. It is clarified that the Party in default shall indemnify the other Party even after the termination of the Lease, for a cause of action which has arisen prior to the termination of this Lease Deed.



  
(Dr. Kavitha Gotru)  
Director (Finance)

#### 16.10 Lessee not Lessor's Agent

Nothing in this Lease Deed, whether express or implied, constitutes the Lessee as the agent of the Lessor in respect of any matter or action taken, or vice-versa.

#### 16.11 Condemnation

If the Facility Area or any part thereof shall be taken or condemned for any public purpose, to such an extent as to render the Facility Area untenable, this Lease Deed shall, at the option of the Lessee, forthwith cease and terminate as of the date title vests in the condemning authority or the date the condemning authority takes possession, whichever shall occur first. Lessor and Lessee shall be entitled to receive their shares of the condemnation award as their interests may appear. In the event this Lease Deed is not terminated, Lessor shall promptly restore the Facility Area to substantially the same condition as it was in as of the Effective Date (with the exception of those portions of the Facility Area taken).

#### 16.12 Confidentiality

The Parties agree to maintain the confidentiality obligations as provided in Article 23 of the Concession Agreement and reference to the agreement in the said Article shall be construed as reference to this Lease Deed.

#### 16.13 Entire Agreement

This Lease Deed constitutes the entire agreement between the parties and supersedes and extinguishes all previous agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to the subject matter of this Lease Deed.

#### 16.14 Stamp Duty And Registration Charges

Each Party shall bear its own costs and expenses, including without limitation all legal expenses, in connection with this Lease Deed, its preparation, negotiation and /or perfection. All registration, stamp duty and similar duties in connection to this Lease Deed shall be borne by the Lessee. The original stamped and registered copy of this Lease Deed shall be retained by and be the property of the Lessor and the duplicate registered counterpart hereof shall be retained by and be the property of the Lessee.



(Dr. Kavitha Gotru)  
Director (Finance)



IN WITNESS WHEREOF, the Parties hereto have executed this Lease Deed as of the day, month and year first above written.

Signed for and on behalf of the LESSOR	Signed for and on behalf of the LESSEE
Name: KAVITHA GOTRU Designation: DIRECTOR (FINANCE) <i>Kavitha Gotru</i> (Dr. Kavitha Gotru)	Name: <i>Sunil Bhatia</i> Sunil Bhatia Chief Financial Officer Ramagundam Fertilizers And Chemicals Ltd. Designation: <i>[Signature]</i>
Name: Director (Finance) The Fertilizer Corporation of India Ltd. Designation: 7, Institutional Area, SCOPE Complex, Core III, Lodhi Road, New Delhi-110003	Name: <i>Vivek Malhotra</i> विवेक मल्होत्रा / VIVEK MALHOTRA मुख्य कार्यपालक अधिकारी रामगुण्डम फर्टिलाइजर्स एंड केमिकल्स लि. Designation: <i>[Signature]</i> इआईएल, एनएफएल ज्वाइंट वेंचर स्कोप कॉम्प्लेक्स SCOPE C-3 लोधी रोड, नई दिल्ली-110003

Witnesses:

Name: <i>K. L. Rao</i> K. L. Rao Address: Officer on Special Duty Fertilizer Corporation of India Limited PDIL Bhawan (5th Floor), A-14, Sector-1, Occupation: NOIDA-201301 (U.P.)	Name: <i>Narain Kumar Mishra</i> Narain Kumar Mishra Address: QU-220 D, Pitampura New Delhi - 110088 Occupation: Company Secretary
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## LAND DETAILS AS PER SURVEY NO &amp; VILLAGE WISE FOR ISSUE OF PATTA DAR PASS BOOKS

S. N O	Village Name	SURVEY NO	EXTENT (LAND)		Market Value Per Acre	Total In Acres	Market Value for Given extent
			ACRES	GUNTTA			
1	JANGAM	529 B	2	1	₹ 6,00,000.00	2.025	₹ 12,15,000.00
2	JANGAM	529 C	6	10	₹ 6,00,000.00	6.25	₹ 37,50,000.00
3	JANGAM	530	8	2	₹ 72,60,000.00	8.05	₹ 584,43,000.00
4	JANGAM	531 A	3	0	₹ 72,60,000.00	3	₹ 217,80,000.00
5	JANGAM	531 B	18	16	₹ 72,60,000.00	18.4	₹ 1335,84,000.00
6	JANGAM	532 A	8	30	₹ 72,60,000.00	8.75	₹ 635,25,000.00
7	JANGAM	532 B	12	31	₹ 72,60,000.00	12.775	₹ 927,46,500.00
8	JANGAM	533 A	11	18	₹ 6,00,000.00	11.45	₹ 68,70,000.00
9	JANGAM	533 B	6	0	₹ 6,00,000.00	6	₹ 36,00,000.00
10	JANGAM	533 C	6	0	₹ 6,00,000.00	6	₹ 36,00,000.00
11	JANGAM	534	20	29	₹ 6,00,000.00	20.725	₹ 124,35,000.00
12	JANGAM	535	16	22	₹ 6,00,000.00	16.55	₹ 99,30,000.00
13	JANGAM	536	20	14	₹ 6,00,000.00	20.35	₹ 122,10,000.00
14	JANGAM	537 A	3	21	₹ 6,00,000.00	3.525	₹ 21,15,000.00
15	JANGAM	537 A	4	3	₹ 6,00,000.00	4.075	₹ 24,45,000.00
16	JANGAM	537 B	3	22	₹ 6,00,000.00	3.55	₹ 21,30,000.00
17	JANGAM	537 C	3	21	₹ 6,00,000.00	3.525	₹ 21,15,000.00
18	JANGAM	537 D	3	21	₹ 6,00,000.00	3.525	₹ 21,15,000.00
19	JANGAM	538 B	4	3	₹ 6,00,000.00	4.075	₹ 24,45,000.00
20	JANGAM	538 C	4	2	₹ 6,00,000.00	4.05	₹ 24,30,000.00
21	JANGAM	538 D	4	2	₹ 6,00,000.00	4.05	₹ 24,30,000.00
22	JANGAM	539	5	9	₹ 6,00,000.00	5.225	₹ 31,35,000.00
23	JANGAM	540	6	10	₹ 6,00,000.00	6.25	₹ 37,50,000.00
24	JANGAM	541	14	39	₹ 72,60,000.00	14.975	₹ 1087,18,500.00
25	JANGAM	542	1	11	₹ 6,00,000.00	1.275	₹ 7,65,000.00
26	JANGAM	543	3	2	₹ 6,00,000.00	3.05	₹ 18,30,000.00
27	JANGAM	544	24	5	₹ 6,00,000.00	24.125	₹ 144,75,000.00
28	JANGAM	545 B	5	21	₹ 6,00,000.00	5.525	₹ 33,15,000.00
29	JANGAM	545	7	0	₹ 6,00,000.00	7	₹ 42,00,000.00
30	JANGAM	546 A	7	23	₹ 6,00,000.00	7.575	₹ 45,45,000.00
31	JANGAM	546 B	7	22	₹ 6,00,000.00	7.55	₹ 45,30,000.00
32	JANGAM	547 A	4	20	₹ 6,00,000.00	4.5	₹ 27,00,000.00
33	JANGAM	547 B	6	12	₹ 6,00,000.00	6.3	₹ 37,80,000.00
34	JANGAM	547 C	2	0	₹ 6,00,000.00	2	₹ 12,00,000.00
35	JANGAM	548	8	3	₹ 6,00,000.00	8.075	₹ 48,45,000.00
36	JANGAM	549	1	28	₹ 6,00,000.00	1.7	₹ 10,20,000.00
37	JANGAM	550 A	7	16	₹ 6,00,000.00	7.4	₹ 44,40,000.00
38	JANGAM	550 B	3	28	₹ 6,00,000.00	3.7	₹ 22,20,000.00
39	JANGAM	551	3	24	₹ 6,00,000.00	3.6	₹ 21,60,000.00
40	JANGAM	552	4	33	₹ 6,00,000.00	4.825	₹ 28,95,000.00
41	JANGAM	553	11	36	₹ 6,00,000.00	11.9	₹ 71,40,000.00
42	JANGAM	554	9	17	₹ 6,00,000.00	9.425	₹ 56,55,000.00
43	JANGAM	555	12	5	₹ 6,00,000.00	12.125	₹ 72,75,000.00
44	JANGAM	556	12	14	₹ 6,00,000.00	12.35	₹ 74,10,000.00
45	JANGAM	557	5	28	₹ 6,00,000.00	5.7	₹ 34,20,000.00
46	JANGAM	558	4	14	₹ 6,00,000.00	4.35	₹ 26,10,000.00
47	JANGAM	559	7	0	₹ 6,00,000.00	7	₹ 42,00,000.00
48	JANGAM	560 B	0	24	₹ 6,00,000.00	0.6	₹ 3,60,000.00
49	JANGAM	560	14	3	₹ 6,00,000.00	14.075	₹ 84,45,000.00
50	JANGAM	561	10	30	₹ 6,00,000.00	10.75	₹ 64,50,000.00
51	JANGAM	562	11	1	₹ 6,00,000.00	11.025	₹ 66,15,000.00
52	JANGAM	563	16	36	₹ 6,00,000.00	16.9	₹ 101,40,000.00
53	JANGAM	564	15	37	₹ 6,00,000.00	15.925	₹ 95,55,000.00
54	JANGAM	565	5	12	₹ 6,00,000.00	5.3	₹ 31,80,000.00
55	JANGAM	566 A	2	14	₹ 6,00,000.00	2.35	₹ 14,10,000.00
56	JANGAM	566 B	0	24	₹ 6,00,000.00	0.6	₹ 3,60,000.00
57	JANGAM	566 C	0	25	₹ 6,00,000.00	0.625	₹ 3,75,000.00
58	JANGAM	567	7	31	₹ 6,00,000.00	7.775	₹ 46,65,000.00



S. N o	Village Name	SURVEY NO	EXTENT (LAND)		Market Value Per Acre	Total in Acres	Market Value for Given extent
			ACRES	GUNTTA			
59	JANGAM	568	15	38	₹ 6,00,000.00	15.95	₹ 95,70,000.00
60	JANGAM	569	5	11	₹ 6,00,000.00	5.275	₹ 31,65,000.00
61	JANGAM	570	11	22	₹ 6,00,000.00	11.55	₹ 69,30,000.00
62	JANGAM	571	17	2	₹ 6,00,000.00	17.05	₹ 102,30,000.00
63	JANGAM	572	7	22	₹ 6,00,000.00	7.55	₹ 45,30,000.00
64	JANGAM	573 B	1	36	₹ 6,00,000.00	1.9	₹ 11,40,000.00
65	JANGAM	573 C	1	36	₹ 6,00,000.00	1.9	₹ 11,40,000.00
66	JANGAM	573	7	22	₹ 6,00,000.00	7.55	₹ 45,30,000.00
67	JANGAM	574	10	9	₹ 6,00,000.00	10.225	₹ 61,35,000.00
68	JANGAM	575	5	30	₹ 6,00,000.00	5.75	₹ 34,50,000.00
69	JANGAM	576	5	5	₹ 6,00,000.00	5.125	₹ 30,75,000.00
70	JANGAM	577	7	36	₹ 6,00,000.00	7.9	₹ 47,40,000.00
71	JANGAM	578	10	31	₹ 6,00,000.00	10.775	₹ 64,65,000.00
72	JANGAM	579	8	7	₹ 6,00,000.00	8.175	₹ 49,05,000.00
73	JANGAM	580 A	7	16	₹ 6,00,000.00	7.4	₹ 44,40,000.00
74	JANGAM	580 B	4	38	₹ 6,00,000.00	4.95	₹ 29,70,000.00
75	JANGAM	580	7	16	₹ 6,00,000.00	7.4	₹ 44,40,000.00
76	JANGAM	606 A	11	7	₹ 6,00,000.00	11.175	₹ 67,05,000.00
77	JANGAM	606 C	5	22	₹ 6,00,000.00	5.55	₹ 33,30,000.00
78	JANGAM	607 B	9	39	₹ 6,00,000.00	9.975	₹ 59,85,000.00
79	JANGAM	607 B	5	3	₹ 6,00,000.00	5.075	₹ 30,45,000.00
80	JANGAM	581	60	24	₹ 72,60,000.00	60.6	₹ 4399,56,000.00
81	JANGAM	582	17	13	₹ 72,60,000.00	17.325	₹ 1257,79,500.00
TOTAL			655	1410		690.25	₹ 13723,57,500.00
1	MEDIPALLY	341	15	29	₹ 8,00,000.00	15.725	₹ 125,80,000.00
2	MEDIPALLY	342	21	20	₹ 8,00,000.00	21.5	₹ 172,00,000.00
3	MEDIPALLY	345	52	30	₹ 8,00,000.00	52.75	₹ 422,00,000.00
TOTAL			88	79		89.975	₹ 719,80,000.00

1	MAREDUPAKA	270 A	5	19	₹ 5,00,000.00	5.475	₹ 27,37,500.00
2	MAREDUPAKA	270 AA	0	25	₹ 5,00,000.00	0.625	₹ 3,12,500.00
3	MAREDUPAKA	271 A	5	28	₹ 10,00,000.00	5.7	₹ 57,00,000.00
4	MAREDUPAKA	271 AA	5	27	₹ 10,00,000.00	5.675	₹ 56,75,000.00
5	MAREDUPAKA	272	12	3	₹ 10,00,000.00	12.075	₹ 120,75,000.00
6	MAREDUPAKA	273 A	5	25	₹ 10,00,000.00	5.625	₹ 56,25,000.00
7	MAREDUPAKA	273 AA	4	10	₹ 10,00,000.00	4.25	₹ 42,50,000.00
8	MAREDUPAKA	274	5	9	₹ 10,00,000.00	5.225	₹ 52,25,000.00
9	MAREDUPAKA	275 A	8	20	₹ 10,00,000.00	8.5	₹ 85,00,000.00
10	MAREDUPAKA	275 AA	2	35	₹ 10,00,000.00	2.875	₹ 28,75,000.00
11	MAREDUPAKA	275 E	1	37	₹ 10,00,000.00	1.925	₹ 19,25,000.00
12	MAREDUPAKA	275 EE	1	36	₹ 10,00,000.00	1.9	₹ 19,00,000.00
13	MAREDUPAKA	275 U	1	36	₹ 10,00,000.00	1.9	₹ 19,00,000.00
14	MAREDUPAKA	277 A	0	32	₹ 10,00,000.00	0.8	₹ 8,00,000.00
15	MAREDUPAKA	277 AA	1	15	₹ 10,00,000.00	1.375	₹ 13,75,000.00
16	MAREDUPAKA	277 E	1	27	₹ 10,00,000.00	1.675	₹ 16,75,000.00
17	MAREDUPAKA	277 EE	1	27	₹ 10,00,000.00	1.675	₹ 16,75,000.00
18	MAREDUPAKA	277 U	1	30	₹ 10,00,000.00	1.75	₹ 17,50,000.00
19	MAREDUPAKA	277 UU	3	3	₹ 10,00,000.00	3.075	₹ 30,75,000.00
20	MAREDUPAKA	277 R	3	3	₹ 10,00,000.00	3.075	₹ 30,75,000.00
21	MAREDUPAKA	278	9	0	₹ 5,00,000.00	9	₹ 45,00,000.00
22	MAREDUPAKA	279	6	14	₹ 5,00,000.00	6.35	₹ 31,75,000.00
23	MAREDUPAKA	280 A	2	0	₹ 5,00,000.00	2	₹ 10,00,000.00
24	MAREDUPAKA	280 AA	2	16	₹ 5,00,000.00	2.4	₹ 12,00,000.00
25	MAREDUPAKA	280 E	3	24	₹ 5,00,000.00	3.6	₹ 18,00,000.00
26	MAREDUPAKA	280 EE	7	20	₹ 5,00,000.00	7.5	₹ 37,50,000.00
27	MAREDUPAKA	280 U	7	30	₹ 5,00,000.00	7.75	₹ 38,75,000.00
28	MAREDUPAKA	281	7	33	₹ 5,00,000.00	7.825	₹ 39,12,500.00
29	MAREDUPAKA	282 A	3	4	₹ 5,00,000.00	3.1	₹ 15,50,000.00
30	MAREDUPAKA	282 AA	3	4	₹ 5,00,000.00	3.1	₹ 15,50,000.00
31	MAREDUPAKA	282 E	3	20	₹ 5,00,000.00	3.5	₹ 17,50,000.00
32	MAREDUPAKA	282 EE	3	22	₹ 5,00,000.00	3.55	₹ 17,75,000.00



S. No	Village Name	SURVEY NO	EXTENT (LAND)		Market Value Per Acre	Total in Acres	Market Value for Given extent
			ACRES	GUNTTA			
33	MAREDUPAKA	283	11	33	₹ 5,00,000.00	11.825	₹ 59,12,500.00
34	MAREDUPAKA	284	5	11	₹ 5,00,000.00	5.275	₹ 26,37,500.00
35	MAREDUPAKA	285	3	37	₹ 5,00,000.00	3.925	₹ 19,62,500.00
36	MAREDUPAKA	286	3	35	₹ 5,00,000.00	3.875	₹ 19,37,500.00
37	MAREDUPAKA	286	3	38	₹ 5,00,000.00	3.95	₹ 19,75,000.00
38	MAREDUPAKA	287	1	35	₹ 5,00,000.00	1.875	₹ 9,37,500.00
39	MAREDUPAKA	287	12	34	₹ 5,00,000.00	12.85	₹ 64,25,000.00
40	MAREDUPAKA	294	0	33	₹ 5,00,000.00	0.825	₹ 4,12,500.00
41	MAREDUPAKA	294	0	33	₹ 5,00,000.00	0.825	₹ 4,12,500.00
42	MAREDUPAKA	295	1	23	₹ 5,00,000.00	1.575	₹ 7,87,500.00
43	MAREDUPAKA	295	1	23	₹ 5,00,000.00	1.575	₹ 7,87,500.00
44	MAREDUPAKA	295	3	7	₹ 5,00,000.00	3.175	₹ 15,87,500.00
45	MAREDUPAKA	296	1	14	₹ 5,00,000.00	1.35	₹ 6,75,000.00
<b>TOTAL</b>			<b>163</b>	<b>990</b>		<b>187.75</b>	<b>₹ 1284,12,500.00</b>

1	MALKAPUR	9	1	10	₹ 30,00,000.00	1.25	₹ 37,50,000.00
2	MALKAPUR	19 B	1	29	₹ 10,00,000.00	1.725	₹ 17,25,000.00
3	MALKAPUR	20 B	2	13	₹ 10,00,000.00	2.325	₹ 23,25,000.00
4	MALKAPUR	26 B/2	4	8	₹ 10,00,000.00	4.2	₹ 42,00,000.00
5	MALKAPUR	35 A	1	20	₹ 10,00,000.00	1.5	₹ 15,00,000.00
6	MALKAPUR	119	2	17	₹ 30,00,000.00	2.425	₹ 72,75,000.00
7	MALKAPUR	17	5	1	₹ 10,00,000.00	5.025	₹ 50,25,000.00
8	MALKAPUR	18	3	32	₹ 10,00,000.00	3.8	₹ 38,00,000.00
9	MALKAPUR	19 A	1	29	₹ 10,00,000.00	1.725	₹ 17,25,000.00
10	MALKAPUR	20 A	2	13	₹ 10,00,000.00	2.325	₹ 23,25,000.00
11	MALKAPUR	24 A	1	18	₹ 10,00,000.00	1.45	₹ 14,50,000.00
12	MALKAPUR	24 B	1	17	₹ 10,00,000.00	1.425	₹ 14,25,000.00
13	MALKAPUR	25 A	3	38	₹ 10,00,000.00	3.95	₹ 39,50,000.00
14	MALKAPUR	25 C	1	33	₹ 10,00,000.00	1.825	₹ 18,25,000.00
15	MALKAPUR	26 A	4	0	₹ 10,00,000.00	4	₹ 40,00,000.00
16	MALKAPUR	218	5	9	₹ 10,00,000.00	5.225	₹ 52,25,000.00
17	MALKAPUR	27 B	9	9	₹ 10,00,000.00	9.225	₹ 92,25,000.00
18	MALKAPUR	28 A	3	37	₹ 10,00,000.00	3.925	₹ 39,25,000.00
19	MALKAPUR	28 B	3	37	₹ 10,00,000.00	3.925	₹ 39,25,000.00
20	MALKAPUR	30 A	1	38	₹ 10,00,000.00	1.95	₹ 19,50,000.00
21	MALKAPUR	30 B	1	37	₹ 10,00,000.00	1.925	₹ 19,25,000.00
22	MALKAPUR	228	1	7	₹ 10,00,000.00	1.175	₹ 11,75,000.00
23	MALKAPUR	56	2	21	₹ 10,00,000.00	2.525	₹ 25,25,000.00
24	MALKAPUR	209	1	2	₹ 10,00,000.00	1.05	₹ 10,50,000.00
25	MALKAPUR	208	0	39	₹ 10,00,000.00	0.975	₹ 9,75,000.00
26	MALKAPUR	252	0	9	₹ 10,00,000.00	0.225	₹ 2,25,000.00
27	MALKAPUR	211	6	19	₹ 87,12,000.00	6.475	₹ 564,10,200.00
28	MALKAPUR	118	1	18	₹ 101,64,000.00	1.45	₹ 147,37,800.00
29	MALKAPUR	261	7	14	₹ 10,00,000.00	7.35	₹ 73,50,000.00
30	MALKAPUR	211	50	15	₹ 87,12,000.00	50.375	₹ 4388,67,000.00
31	MALKAPUR	211	3	0	₹ 87,12,000.00	3	₹ 261,36,000.00
32	MALKAPUR	211	3	8	₹ 87,12,000.00	3.2	₹ 278,78,400.00
33	MALKAPUR	211	1	0	₹ 87,12,000.00	1	₹ 87,12,000.00
34	MALKAPUR	311	0	22	₹ 10,00,000.00	0.55	₹ 5,50,000.00
35	MALKAPUR	340	0	19	₹ 10,00,000.00	0.475	₹ 4,75,000.00
36	MALKAPUR	208	1	2	₹ 10,00,000.00	1.05	₹ 10,50,000.00
37	MALKAPUR	211	0	31	₹ 87,12,000.00	0.775	₹ 67,51,800.00
38	MALKAPUR	36	0	32	₹ 10,00,000.00	0.8	₹ 8,00,000.00
<b>TOTAL</b>			<b>130</b>	<b>703</b>		<b>147.575</b>	<b>₹ 6681,43,200.00</b>

1	ELKALAPALLI	115 A	6	14	₹ 5,00,000.00	6.35	₹ 31,75,000.00
2	ELKALAPALLI	115 B	2	10	₹ 5,00,000.00	2.25	₹ 11,25,000.00
3	ELKALAPALLI	116 A	7	5	₹ 5,00,000.00	7.125	₹ 35,62,500.00
4	ELKALAPALLI	116 B	0	26	₹ 5,00,000.00	0.65	₹ 3,25,000.00
5	ELKALAPALLI	116 C	2	25	₹ 5,00,000.00	2.625	₹ 13,12,500.00
6	ELKALAPALLI	116 D	3	20	₹ 5,00,000.00	3.5	₹ 17,50,000.00
7	ELKALAPALLI	116 E	2	4	₹ 5,00,000.00	2.1	₹ 10,50,000.00



S. N o	Village Name	SURVEY NO	EXTENT (LAND)		Market Value Per Acre	Total In Acres	Market Value for Given extent
			ACRES	GUNTTA			
8	ELKALAPALLI	117 A	0	10	₹ 5,00,000.00	0.25	₹ 1,25,000.00
9	ELKALAPALLI	117 B	0	20	₹ 5,00,000.00	0.5	₹ 2,50,000.00
10	ELKALAPALLI	117 C	3	5	₹ 5,00,000.00	3.125	₹ 15,62,500.00
11	ELKALAPALLI	117 D	1	15	₹ 5,00,000.00	1.375	₹ 6,87,500.00
12	ELKALAPALLI	117 E	0	10	₹ 5,00,000.00	0.25	₹ 1,25,000.00
13	ELKALAPALLI	117 F	0	5	₹ 5,00,000.00	0.125	₹ 62,500.00
14	ELKALAPALLI	117 G	4	26	₹ 5,00,000.00	4.65	₹ 23,25,000.00
15	ELKALAPALLI	117 H	1	0	₹ 5,00,000.00	1	₹ 5,00,000.00
16	ELKALAPALLI	117 I	2	21	₹ 5,00,000.00	2.525	₹ 12,62,500.00
17	ELKALAPALLI	117 J	2	21	₹ 5,00,000.00	2.525	₹ 12,62,500.00
18	ELKALAPALLI	123 E	0	30	₹ 5,00,000.00	0.75	₹ 3,75,000.00
19	ELKALAPALLI	124 A	3	16	₹ 5,00,000.00	3.4	₹ 17,00,000.00
20	ELKALAPALLI	124 B	3	17	₹ 5,00,000.00	3.425	₹ 17,12,500.00
21	ELKALAPALLI	125 A	2	0	₹ 5,00,000.00	2	₹ 10,00,000.00
22	ELKALAPALLI	125 B	0	16	₹ 5,00,000.00	0.4	₹ 2,00,000.00
23	ELKALAPALLI	125 C	2	0	₹ 5,00,000.00	2	₹ 10,00,000.00
24	ELKALAPALLI	125 D	0	30	₹ 5,00,000.00	0.75	₹ 3,75,000.00
25	ELKALAPALLI	125 E	5	38	₹ 5,00,000.00	5.95	₹ 29,75,000.00
26	ELKALAPALLI	125 F	5	30	₹ 5,00,000.00	5.75	₹ 28,75,000.00
27	ELKALAPALLI	126 A	0	14	₹ 5,00,000.00	0.35	₹ 1,75,000.00
28	ELKALAPALLI	126 B	0	14	₹ 5,00,000.00	0.35	₹ 1,75,000.00
29	ELKALAPALLI	126 C	0	20	₹ 5,00,000.00	0.5	₹ 2,50,000.00
30	ELKALAPALLI	126 D	0	25	₹ 5,00,000.00	0.625	₹ 3,12,500.00
31	ELKALAPALLI	126 E	0	9	₹ 5,00,000.00	0.225	₹ 1,12,500.00
32	ELKALAPALLI	127 A	0	14	₹ 5,00,000.00	0.35	₹ 1,75,000.00
33	ELKALAPALLI	127 B	0	17	₹ 5,00,000.00	0.425	₹ 2,12,500.00
34	ELKALAPALLI	127 C	0	9	₹ 5,00,000.00	0.225	₹ 1,12,500.00
35	ELKALAPALLI	127 D	0	10	₹ 5,00,000.00	0.25	₹ 1,25,000.00
36	ELKALAPALLI	128 A	0	11	₹ 5,00,000.00	0.275	₹ 1,37,500.00
37	ELKALAPALLI	128 B	0	3	₹ 5,00,000.00	0.075	₹ 37,500.00
38	ELKALAPALLI	128 C	0	22	₹ 5,00,000.00	0.55	₹ 2,75,000.00
39	ELKALAPALLI	128 D	1	0	₹ 5,00,000.00	1	₹ 5,00,000.00
40	ELKALAPALLI	129 A	0	13	₹ 5,00,000.00	0.325	₹ 1,62,500.00
41	ELKALAPALLI	129 B	0	14	₹ 5,00,000.00	0.35	₹ 1,75,000.00
42	ELKALAPALLI	129 C	0	7	₹ 5,00,000.00	0.175	₹ 87,500.00
43	ELKALAPALLI	129 D	0	28	₹ 5,00,000.00	0.7	₹ 3,50,000.00
44	ELKALAPALLI	130 A	0	10	₹ 5,00,000.00	0.25	₹ 1,25,000.00
45	ELKALAPALLI	130 B	1	0	₹ 5,00,000.00	1	₹ 5,00,000.00
46	ELKALAPALLI	130 C	0	10	₹ 5,00,000.00	0.25	₹ 1,25,000.00
47	ELKALAPALLI	130 D	0	11	₹ 5,00,000.00	0.275	₹ 1,37,500.00
48	ELKALAPALLI	130 E	0	3	₹ 5,00,000.00	0.075	₹ 37,500.00
49	ELKALAPALLI	131 A	0	14	₹ 5,00,000.00	0.35	₹ 1,75,000.00
50	ELKALAPALLI	131 B	0	10	₹ 5,00,000.00	0.25	₹ 1,25,000.00
51	ELKALAPALLI	131 C	0	32	₹ 5,00,000.00	0.8	₹ 4,00,000.00
52	ELKALAPALLI	131 D	1	2	₹ 5,00,000.00	1.05	₹ 5,25,000.00
53	ELKALAPALLI	132 A	0	32	₹ 5,00,000.00	0.8	₹ 4,00,000.00
54	ELKALAPALLI	132 B	0	36	₹ 5,00,000.00	0.9	₹ 4,50,000.00
55	ELKALAPALLI	133	1	33	₹ 5,00,000.00	1.825	₹ 9,12,500.00
56	ELKALAPALLI	134 A	3	20	₹ 5,00,000.00	3.5	₹ 17,50,000.00
57	ELKALAPALLI	134 B	4	20	₹ 5,00,000.00	4.5	₹ 22,50,000.00
58	ELKALAPALLI	134 C	1	20	₹ 5,00,000.00	1.5	₹ 7,50,000.00
59	ELKALAPALLI	134 D	0	14	₹ 5,00,000.00	0.35	₹ 1,75,000.00
60	ELKALAPALLI	134 E	0	24	₹ 5,00,000.00	0.6	₹ 3,00,000.00
61	ELKALAPALLI	134 F	0	14	₹ 5,00,000.00	0.35	₹ 1,75,000.00
62	ELKALAPALLI	134 G	0	14	₹ 5,00,000.00	0.35	₹ 1,75,000.00
63	ELKALAPALLI	134 H	0	14	₹ 5,00,000.00	0.35	₹ 1,75,000.00
64	ELKALAPALLI	134 J	0	15	₹ 5,00,000.00	0.375	₹ 1,87,500.00
65	ELKALAPALLI	134 J	0	16	₹ 5,00,000.00	0.4	₹ 2,00,000.00
66	ELKALAPALLI	134 K	4	25	₹ 5,00,000.00	4.625	₹ 23,12,500.00
67	ELKALAPALLI	134 L	3	30	₹ 5,00,000.00	3.75	₹ 18,75,000.00
TOTAL			74	1063		100.575	₹ 502,87,500.00

S. N o	Village Name	SURVEY NO	EXTENT (LAND)		Market Value Per Acre	Total in Acres	Market Value for Given extent
			ACRES	GUNTTA			
1	PENCHIKALPET	68 1	2	0	₹ 5,00,000.00	2	₹ 10,00,000.00
2	PENCHIKALPET	68 2	4	0	₹ 5,00,000.00	4	₹ 20,00,000.00
3	PENCHIKALPET	68 3	6	6	₹ 5,00,000.00	6.15	₹ 30,75,000.00
4	PENCHIKALPET	68 4	4	27	₹ 5,00,000.00	4.675	₹ 23,37,500.00
5	PENCHIKALPET	69	29	11	₹ 5,00,000.00	29.275	₹ 146,37,500.00
6	PENCHIKALPET	70	5	37	₹ 5,00,000.00	5.925	₹ 29,62,500.00
7	PENCHIKALPET	71 1	5	10	₹ 5,00,000.00	5.25	₹ 26,25,000.00
8	PENCHIKALPET	71 2	5	0	₹ 5,00,000.00	5	₹ 25,00,000.00
9	PENCHIKALPET	72	3	32	₹ 5,00,000.00	3.8	₹ 19,00,000.00
10	PENCHIKALPET	73	1	32	₹ 5,00,000.00	1.8	₹ 9,00,000.00
TOTAL			64	155		67.875	₹ 339,37,500.00
Grand Total			1174	4400		1284	₹ 23251,18,200.00

Boundaries:- North : Full  
 South : Full  
 East : Full  
 West : Full.

1) 

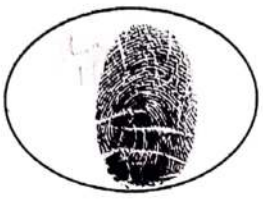



2) 

1) MN Malik



2) 



**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 OF  
REGISTRATION ACT 1908**

FINGER PRINT BLACK INK (LEFT THUMB) SELLER /BUYER	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT SELLER /BUYER
		Dr. Kavitha Gotru, Director. Department of Fertilizers Ministry of Chemicals & Fertilizers Udyog Bhavan New Delhi - 110011
		Smt. M.N. Malleswari In charge Unit The Fertilizer Corpn. of India Ltd. Fertilizer City Peddapalli Dist. T.S. - 505210.  REPRESENTATIVE

**SIGNATURE OF WITNESSES**

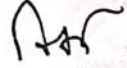

1.   
(K.L. RAO)
2. 

**SIGNATURE OF EXECUTANT**

Kavitha Gotru

I/We send here with my/our photographs and fingerprints in the form prescribed through my representative as I/We cannot appear personally before the Registering Officer in the office of Sub Registrar of Assurances at Peddapalli

**SIGNATURE OF WITNESSES**

1. 
2. 


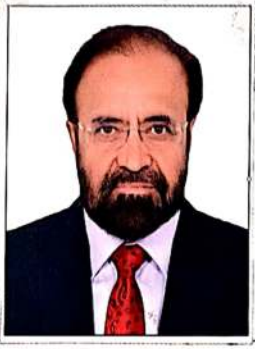




**SIGN OF REPRESENTATIVE**

M N Malleswari


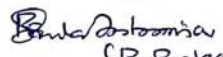
**SIGNATURE OF LESSOR**

Kavitha Gotru


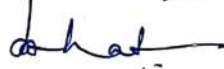
PHOTOGRPS AND FINGERPRNTS AS PER SECTION 32 OF REGISTRATION ACT 1908

FINGER PRINT BLACK INK (LEFT THUMB) LESSOR/LESSEE	PASSPORT SIZE PHOTOGRAPH (BLACK & WHITE)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTENT LESSOR/LESSEE
		Vivek Kumar Malhotra, Chief Executive Officer. Ramagundam Fertilizers and Chemicals Limited, 4 <sup>th</sup> Floor, Mohta Building, 4, Bhikaji Cama Place, New Delhi- 110066
		Sunil Bhatia, Chief Financial Officer. Ramagundam Fertilizers and Chemicals Limited, 4 <sup>th</sup> Floor, Mohta Building, 4, Bhikaji Cama Place, New Delhi- 110066
		Rajan Thapar, General Manager- Projects-Site. Ramagundam Fertilizers and Chemicals Limited, FCIL Plant, Fertilizer City, Ramagundam, Distt. : Karimnagar, Telangana- 505210 <b>REPRESENTATIVE</b>

SIGNATURE OF WITNESSES

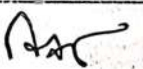

-   
(G. C. SHENDRE)
-   
(R. Balasubramanian)

SIGNATURE OF EXECUTANT

I/We send herewith my/our photographs and fingerprints in the form prescribed through my representative Shri Rajan Thapar ,General Manager- Projects,Site,Ramagundam Fertilizers and Chemicals Limited,as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances at Peddapalli

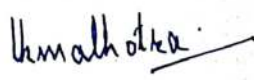

SIGNATURE OF WITNESSES

- 
- 

SIGN OF REPRESENTATIVE



SIGNATURE OF LESSEE





31

भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No.: 1444/11001/03681

To  
काविता गोदरु  
Kavitha Gotru  
D/O: Niranjana Rao  
QTR NO-Q-2/1  
SECTOR-13  
R K Puram (Main)  
R K Puram (Main)  
Vasant Vihar South West Delhi  
Delhi 110066  
9868500329  
MP151005061FT

215100506  
10/02/2015

आपका आधार क्रमांक / Your Aadhaar No. :

**7820 2762 4071****आधार - आम आदमी का अधिकार**

भारत सरकार  
Government of India

काविता गोदरु  
Kavitha Gotru  
जन्म तिथि / DOB : 17/02/1972  
महिला / Female

7820 2762 4071

**आधार - आम आदमी का अधिकार**

1. निम्न

2.

1)

2) in N malhi



भारत सरकार  
गृह मंत्रालय

GOVERNMENT OF INDIA  
MINISTRY OF HOME AFFAIRS

वैध तिथि  
VALID UPTO

MAR 2022

नाम  
Name

डॉ. कविता गोत्रु  
DR KAVITHA GOTRU

पद  
Designation

निदेशक  
DIRECTOR

मंत्रालय/कार्यालय  
Ministry/office

उर्वरक विभाग  
FERTILIZER

Blood group : A+

No.Y 170100010441

मुख्य सुरक्षा अधिकारी (CSO)

1. *[Signature]*

2. *[Signature]*

1) *[Signature]*

2) MN Malik





M.N/Mallu



M.N/Mallu

1.

2.

1)

2) M.N/Mallu





M N Malleswari



M N Malleswari

- 1.
- 2.

- 1)
- 2) M N Malleswari



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VIVEK KUMAR MALHOTRA  
ULFAT RAI MALHOTRA

10/10/1958  
Permanent Account Number  
AEUPM1391N

Vimalhotra  
Signature



- 1) As
- 2) [Signature]

- 1) [Signature]
- 2) M N Malhotra

भारत सरकार  
GOVERNMENT OF INDIA

विवेक कुमार मल्होत्रा  
Vivek Kumar Malhotra  
जन्म तिथि/DOB:  
10/10/1958  
पुरुष / MALE

7112 7834 5373

मेरा आधार, मेरी पहचान

भारतीय विनिर्दिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY

पता:  
B-22, बी ब्लॉक, नारायणा  
विहार, कैर, साउथ वेस्ट  
दिल्ली - 110028

Address:  
B-22, B BLOCK, NARAYANA  
VIHAR, KAIR, SOUTH WEST DELHI  
Delhi - 110028

7112 7834 5373

MEERA AADHAAR, MERI PEHACHAN

1.

2.

1)   
2) MN Malhi



भारत सरकार  
GOVERNMENT OF INDIA

सुनील भाटिया  
Sunil Bhatia  
जन्म तिथि/DOB: 09/06/1961  
पुरुष / MALE

8622 1920 4783

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O देव राज भाटिया,  
हाउस न-बी-303, प्लॉट न-  
सी-58/25, जगदम्बे  
अपार्टमेंट, टोट मॉल मार्केट के  
सामने, सेक्टर - 62, नॉएडा,  
गौतमबुद्ध नगर,  
उत्तर प्रदेश - 201301

Address:  
S/O Dev Raj Bhatia, House No-B-  
303, Plot No-C-58/25, Jagdambe  
Apartment, Opp Tot Mall Market,  
Sector - 62, Noida, Gautam Buddha  
Nagar,  
Uttar Pradesh - 201301

8622 1920 4783

Aadhaar-Aam Admi ka Adhikar

1. *[Signature]*

2. *[Signature]*

1) *[Signature]*  
2) M N Mallik

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ADGPB2048E

नाम / NAME  
SUNIL BHATIA

पिता का नाम / FATHER'S NAME  
DEV RAJ BHATIA

जन्म तिथि / DATE OF BIRTH  
09-06-1961

हस्ताक्षर / SIGNATURE

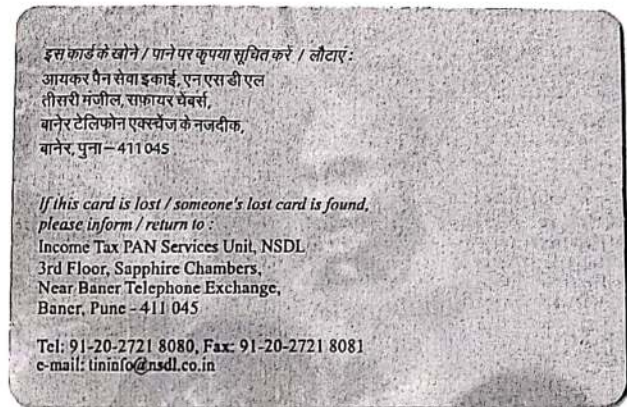
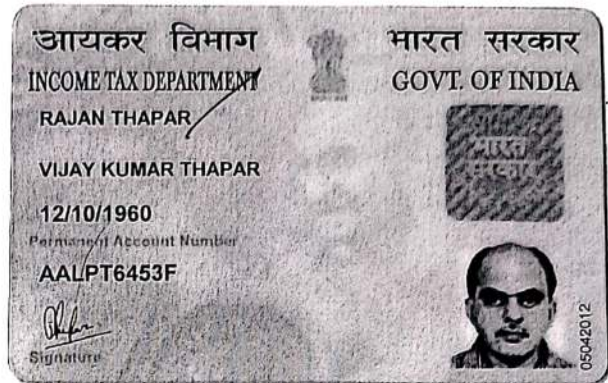
आयकर आयुक्त, पटियाला  
COMMISSIONER OF INCOME-TAX, PATIALA

1. *As*

2. *[Signature]*

1) *[Signature]*  
2) M N Malhi





1.

2.

1)

2) MN Malik:

भारत सरकार  
Government of India

राजग थापर  
Rajan Thapar  
जन्म तिथि / DOB : 12/10/1980  
पुरुष / Male

5370 7819 8114

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
संबोधित: विजय कुमार थापर, डी-13,  
एनएफएल-टाउनशिप, विजयपुर,  
विजयपुर, न.फ.ल.विजयपुर, गुना, मध्य  
प्रदेश, 473111

Address:  
S/O: Vijay Kumar Thapar, D-13,  
NFL-township, vijaypur, Vijaypur,  
N.f.l.vijapur, Guna, Madhya  
Pradesh, 473111

5370 7819 8114

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

1. दिना

2. ~~AD2~~

1) *Thapar*

2) MN Malh.



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

విజయ కుమార్ బంగార్  
Vijay Kumar Bangar

పుట్టిన తేదీ / DOB: 02/01/1965  
పురుషుడు / Male

8718 9444 1727

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

అధార్

చిరునామా: S/O Prakash Chand, 5-0-100/B, Jyothi Nagar, Krishna Nagar, NTPC, Ramagundam, Somanapalle, Karimnagar, A.p.colony, Telangana, 505215

8718 9444 1727

1047

help@uidai.gov.in

www.uidai.gov.in

నలుమొండ.

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

తాతినేని నరసింహ రావు  
Tatineni Naresimha Rao

పుట్టిన సం./YOB: 1956  
పురుషుడు, Male

7794 0311 2110

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

అధార్

చిరునామా: S/O: తాతినేని సుబ్బా రావు, ఇంటి నెం 4-25, నెహ్రూ బమ్మ నంటర్ మందడం, మందడం, మందాడం, గుంటూరు ఆంధ్ర ప్రదేశ్, 522503

Address: S/O: Tatineni Subba Rao, H no 4-25, nehru bomma centar mandadam, Mandadam, Mandadam, Guntur Andhra Pradesh, 522503

Aadhaar - Aam Aadmi ka Adhikar

1.

2.

1)

2). MN Mall



Ramagundam Fertilizers and Chemicals Ltd.

रामागुण्डम फर्टिलाइजर्स एण्ड केमिकल्स लिमिटेड

(A Joint Venture Company of NFL, EIL & FCIL)

Site office: Fertilizers city, Ramagundam – 505210, Distt: Peddapalli, Telangana  
Telephone: +91 8728 257488, E mail: rfcl.ramagundam@gmail.com

42

Ref.No.RFCL/HR/Estate.06

Date: 27<sup>th</sup> November, 2017

To  
The Sub Registrar,  
Peddapally

Sub: Registration of Lease Deed in favour of Ramagundam Fertilizers & Chemicals Limited (RFCL) for a period of 99 years – Reg.

Ref:

1. Letter No. FCIL/CO/Ramagundam/Lease Deed, dated on 12<sup>th</sup> June 2017 from FCIL to RFCL
2. Letter No. PC/1767/2017, dated on 03<sup>rd</sup> August 2017 from District Registrar to RFCL.
3. Letter No.PC/1767/2017, dated on 29<sup>th</sup> September 2017 from District Registrar to RFCL.
4. Letter No. 216/2017, dated on 30<sup>th</sup> August 2017 from Sub-Registrar, Peddapally to RFCL.
5. Letter No. 100/2017, dated on 05<sup>th</sup> October 2017 from Sub-Registrar, Manthani to RFCL.
6. Challan No.:888AX8091017.

Dear Sir,

With reference to the letter from Fertilizers Corporation of India Limited (FCIL) at reference no. 1 (copy enclosed) above, Ramagundam Fertilizers and Chemicals Limited (RFCL) has executed Lease Deed with FCIL on 14<sup>th</sup> August, 2017.

The Lease Deed is for a land measuring areas 1284 acres situated at Jangaom, Medipalli, Malkapur, Elkalapalli and Maredupaka villages of present Peddapally District on lease for a period of 99 years at the rate of Rs. 1/- per year from FCIL. for a specific purpose of setting up a urea plant only.

Accordingly, we are submitting herewith the signed original deed and the Challan no:888AX8091017(for applicable Stamp Duty & Registration Charges) for your perusal and request you to take necessary action for the lease deed registration please.

Encl: Signed Lease Deed(original)  
Bank Challans (03 copies original)

Thanking you,  
Yours truly,

(Rajan Thapar)  
General Manager

RAJAN THAPAR  
General Manager  
RFCL Ramagundam-505210  
Dist. Peddapalli, Telangana State





रामागुण्डम फर्टिलाइजर्स एण्ड केमिकल्स लिमिटेड

**Ramagundam Fertilizers And Chemicals Ltd.**

**रामागुण्डम फर्टिलाइजर्स एण्ड केमिकल्स लिमिटेड**

(A Joint Venture Company of NFL, EIL & FCIL)

Corporate Office: 4th Floor, Moha Building, 4, Bhikaji Cama Palace, New Delhi-110066

Website : www.rfcl.co.in, Tel.: +91 11 26701400, Fax : +91 11 26180729

कारपारेट कार्यालय : चौथी मंजिल, मोहता बिल्डिंग, 4, भीकाजी कामा प्लेस, नई दिल्ली-110066

वेबसाइट : www.rfcl.co.in, दूरभाष : +91 11 26701400, फैक्स : +91 11 26180729

No. RFCL/FCIL-Lease Deed

Date: 17<sup>th</sup> November, 2017

To  
The Sub-Registrar,  
Peddapalli,  
Karim Nagar,  
Telangana State,  
PIN : 505172.

Sir,

**Sub : Authorisation Letter for submission of documents with respect to registration of Lease Deed**

In terms of Section 88 of the Registration Act, 1908, we seek exemption to appear in person in connection with the registration of Lease Deed instrument dated 14<sup>th</sup> August, 2017 executed between the Fertilizer Corporation of India Limited and Ramagundam Fertilizers and Chemicals Limited.

We hereby authorise Shri Rajan Thapar, General Manager- Projects-Site, Ramagundam Fertilizers and Chemicals Limited, as our Authorised Representative on our behalf to present documents and carry out other proceeding in connection with the aforesaid registration.

Details of our Authorised Representative is as follows:

Name : Shri Rajan Thapar, General Manager- Projects-Site  
Father's Name: Shri Vijay Kumar Thapar  
Address: Ramagundam Fertilizers and Chemicals Limited,  
FCIL Plant, Fertilizer City, Ramagundam, Distt. : Karimnagar,  
Telangana- 505210

Thanking you,

Yours faithfully

For Ramagundam Fertilizers and Chemicals Limited



(Sunil Bhatia)

Chief Financial Officer

*Vivek Kumar Malhotra*

(Vivek Kumar Malhotra)

Chief Financial Officer



Registered Office: Scope Complex, Core-III, 7, Institutional Area, Lodhi Road, New Delhi-110003

CIN : U24100DL2015PLC276753

पंजीकृत कार्यालय : स्कोप कॉम्प्लेक्स, कोर-III, 7, इंस्टीट्यूशनल एरिया, लोधी रोड, नई दिल्ली-110003



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रामागुण्डम फर्टिलाइजर्स एण्ड केमिकल्स लिमिटेड

**Ramagundam Fertilizers And Chemicals Ltd.**

**रामागुण्डम फर्टिलाइजर्स एण्ड केमिकल्स लिमिटेड**

(A Joint Venture Company of NFL, EIL & FCI)

Corporate Office: 4th Floor, Mohla Building, 4, Bhikaji Cama Place, New Delhi-110066  
Web site : www.rfcl.co.in, Tel.: +91 11 26701400, Fax : +91 11 26180729  
कार्पोरेट कार्यालय : चौथी मंजिल, मोहला बिल्डिंग, 4, भीकाजी कामा प्लेस, नई दिल्ली-110066  
वेबसाइट : www.rfcl.co.in, दूरभाष : +91 11 26701400, फैक्स : +91 11 26180729

**EXTRACT FROM THE MINUTES OF 1<sup>ST</sup> MEETING OF THE BOARD OF DIRECTORS OF RAMAGUNDAM FERTILIZERS AND CHEMICALS LIMITED HELD ON 25<sup>TH</sup> FEBRUARY, 2015**

**Agenda Item No.5**

**Appointment of Chief Executive Officer (CEO) and Chief Financial Officer (CFO) of Ramagundam Fertilizers and Chemicals Limited (RFCL).**

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**"RESOLVED THAT:**

- (i) Shri Vivek Malhotra, Executive Director (Projects) of EIL be and is hereby appointed as Chief Executive Officer of RFCL to look after day to day affairs of the Company as detailed under Article 8 of JVA.
- (ii) Shri Sunil Bhatia, General Manager (F&A)/c of NFL be and is hereby appointed as Chief Financial Officer (CFO) of RFCL."

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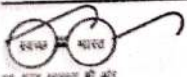
**// Certified Copy //**

**For Ramagundam Fertilizers and Chemicals Limited**



**(Navin Kumar Mishra)  
Company Secretary**

Date : 17<sup>th</sup> November, 2017  
Place : New Delhi



Registered Office: Scope Complex, Core-III, 7, Institutional Area, Lodhi Road, New Delhi-110003  
CIN : U24100DL2015PLC276753



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## Offline Challan Proforma[Citizen copy]

## Offline Challan Proforma[Citizen copy]

## Offline Challan Proforma[Citizen copy]

Challan No:888AX8091017

Challan No:888AX8091017

Challan No:888AX8091017

STAMPS		Registration & Stamps Department, Telangana	
Fee Type :2091		CBS Screen Number :888	
I Remitter Details			
Name	RAMAGUNDAM FERTILIZERS AND CHEMICALS LTD		
Address	FERTILIZERS CITY RAMAGUNDAM RO SCOPE COMPLEX CORE III 7 INSTITUTIONAL AREA LODHI ROAD DELHI 110003		
PAN Card Number	BAPPK3097R		
Aadhar Card Number			
Mobile Number	*****477		
II Executant Details			
Name	FERTILIZERS CORPORATION OF INDIA LIMITED		
Address	FERTILIZERS CITY RAMAGUNDAM RO 7 INSTITUTIONAL AREA SCOPE COMPLEX CORE III LODHI ROAD DELHI 110003		
III Claimant details			
Name	RAMAGUNDAM FERTILIZERS AND CHEMICALS LTD		
Address	FERTILIZERS CITY RAMAGUNDAM RO SCOPE COMPLEX CORE III 7 INSTITUTIONAL AREA LODHI ROAD DELHI 110003		
IV Document Nature			
Nature of Document	LEASE DEED		
Property Situated in(District)	PEDDAPALLI		
V Amount Details			
Stamp Duty	72124614		
Transfer Duty	0		
Registration Fee	2404154		
User Charges	95		
TOTAL	74528863		
Total in Words	SEVEN CRORE FORTY FIVE LAKH TWENTY EIGHT THOUSAND EIGHT HUNDRED AND SIXTY THREE RUPEES ONLY		
Date(DD-MM-YYYY)	09-10-2017		
Journal No	049323708		
Stamp & Signature			

from date :09-10-2017 To :19-10-2017

STAMPS		Registration & Stamps Department, Telangana	
Fee Type :2091		CBS Screen Number :888	
I Remitter Details			
Name	RAMAGUNDAM FERTILIZERS AND CHEMICALS LTD		
Address	FERTILIZERS CITY RAMAGUNDAM RO SCOPE COMPLEX CORE III 7 INSTITUTIONAL AREA LODHI ROAD DELHI 110003		
PAN Card Number	BAPPK3097R		
Aadhar Card Number			
Mobile Number	*****477		
II Executant Details			
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Address	FERTILIZERS CITY RAMAGUNDAM RO 7 INSTITUTIONAL AREA SCOPE COMPLEX CORE III LODHI ROAD DELHI 110003		
III Claimant details			
Name	RAMAGUNDAM FERTILIZERS AND CHEMICALS LTD		
Address	FERTILIZERS CITY RAMAGUNDAM RO SCOPE COMPLEX CORE III 7 INSTITUTIONAL AREA LODHI ROAD DELHI 110003		
IV Document Nature			
Nature of Document	LEASE DEED		
Property Situated in(District)	PEDDAPALLI		
V Amount Details			
Stamp Duty	72124614		
Transfer Duty	0		
Registration Fee	2404154		
User Charges	95		
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Journal No	049323708		
Stamp & Signature			

from date :09-10-2017 To :19-10-2017

STAMPS		Registration & Stamps Department, Telangana	
Fee Type :2091		CBS Screen Number :888	
I Remitter Details			
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PAN Card Number	BAPPK3097R		
Aadhar Card Number			
Mobile Number	*****477		
II Executant Details			
Name	FERTILIZERS CORPORATION OF INDIA LIMITED		
Address	FERTILIZERS CITY RAMAGUNDAM RO 7 INSTITUTIONAL AREA SCOPE COMPLEX CORE III LODHI ROAD DELHI 110003		
III Claimant details			
Name	RAMAGUNDAM FERTILIZERS AND CHEMICALS LTD		
Address	FERTILIZERS CITY RAMAGUNDAM RO SCOPE COMPLEX CORE III 7 INSTITUTIONAL AREA LODHI ROAD DELHI 110003		
IV Document Nature			
Nature of Document	LEASE DEED		
Property Situated in(District)	PEDDAPALLI		
V Amount Details			
Stamp Duty	72124614		
Transfer Duty	0		
Registration Fee	2404154		
User Charges	95		
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Date(DD-MM-YYYY)	09-10-2017		
Journal No	049323708		
Stamp & Signature			

y from date :09-10-2017 To :19-10-2017

Balance

29,28,942.50

Taxes

c/m/d