

Thite Valuers & Engineers Pvt. Ltd

CIN No.: U74220PN2005PTC020160

Shekhar L. Thite

M.Tech (IIT Bombay), MRICS, FIV
CEO & Tech. Director

MUMBAI

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THITE®

VALUERS & ENGINEERS

SINCE 1983

Corporate Valuer
Chartered Surveyor

• Valuation • Chartered Engineer • Lender's Independent Engineer • TEV Consultants

Over Four Decades of Trust

Ref. No.: MOT24-092/ANM/L

Date: 18/11/2024

To,
The Assistant General Manager,
Central Bank of India,
Churchgate, Mumbai – 400 020.

Sub: Valuation Report for fair market value of the property as on date for mortgage Loan Purpose.

Client Name : M/s VinFast India Private Limited.

Dear Sir,
Please find enclosed herewith the subject Valuation Report.

Description of the property : Plot No. B-1/1 and B-1/2 of Village Sillanatham and Village Therku Veerapandiyapuram, Furniture Park – Phase II also known as Sillanatham Industrial Park in SIPCOT's Industrial Park at Thoothukudi, Off. Madurai – Tiruchendur Road, Taluka Ottapidaram, District Thoothukudi, Tamilnadu – 628 402.

Fair Market Value of : ₹ 36,75,00,000/-
property as on date (Rupees Thirty Six Crore Seventy Five Lakh(s) Only)

Realisable Sale Value as on : ₹ 33,08,00,000/-
date

Forced / Distress Sale Value : ₹ 29,40,00,000/-
as on date

This report has 68 Pages [Including Photographs + Location map]

Kindly acknowledge the receipt.

Thanking you,

Yours faithfully,
For Thite Valuers & Engineers Pvt. Ltd.


Mr. Lalit M. Sarvaiya
(Chief Engineer)




(S. L. THITE)
(DIRECTOR)

VALUATION PROCESS

1.1 Purpose of Valuation -

To ascertain the Fair Market Value of the property for Mortgage Loan purpose. The value obtained is purpose specific and likely to change for other purpose

1.2 Date of Valuation-

The site was visited on 29/10/2024 in the presence of Mr. Selvakumar G. (EHS Manager) and Mr. V. Liberan (Senior Specialist – Factory Project) of the company.

1.3 Scope of Valuation-

Taking into consideration the purpose of this valuation inspection of the said property & surrounding locality has been done & the following information is given importance-

- The Location of the property.
- The user of the plot.
- Potential of the Land.
- Suitability of Land for use.

Collection and Verification of Data

- | | |
|---|---|
| 2.1 Physical | The area of Land is taken from documents such as Lease Deed, SIPCOT allotment letter, Sanctioned building plan etc. Detailed enquiry in the vicinity with the Estate Agents and Builders is done & guideline from the Ready Reckoner is taken regarding the rate of the Land fixed by the Government for Stamp Duty purpose. At various places references have been given of the Market Research Reports/ Surveys/ Studies extracted from the publicly available documents from various sources and hence not been prepared specifically for the project or independently verified. |
| 2.2 Legal Interest. Details of title restrictions such as restrictive covenants - | Freehold or Leasehold.
It is leasehold land leased by The State Industries Promotion Corporation of Tamil Nadu Ltd (SIPCOT) for the initial period of 99 years with further renewal of 99 years. |
| 2.3 Planning/Permitted uses | It is industrial land and permitted for industrial development only. |
| 2.4 Following factors were also given due consideration- | |
| | <ul style="list-style-type: none">• State of Economy.• Regional & Population Structure.• Scope for Residential cum Commercial Project.• Economic base of area |



- Town and Regional growth prospects
- Transportation- Existing & Planned
- Current Planning Prospects.
- Building societies, saving banks and general level of the investment in the town and region.
- Position of town in Regional Hierarchy.

3.0 Fair Market Value

The Fair Market value obtained in this report is defined below –

Fair Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London) Thus, the characteristics of the 'Market Value' are

- a) It is a free will sale.
- b) It is an estimated amount and not a predetermined or an actual sale price.
- c) It is time-specific as on the given date.
- d) It depends on 'purpose of valuation'.
- e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- f) Asset would be exposed to the market in the most appropriate manner to affect its disposal at the best price possible.

1.5 Realizable value as on date

Realisable Value is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

1.6 Forced / Distress Sale value as on date

Distressed Value Is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date.



VALUATION REPORT
(IN RESPECT OF LAND & BUILDING)

I GENERAL

1. Purpose for which the valuation is made : To ascertain the Fair Market Value of the property for Mortgage Loan purpose with Central Bank of India, Branch: Churchgate, Mumbai.
2. a. Date of inspection : 29/10/2024
b. Date on which the valuation is made : 30/10/2024
3. List of documents produced for perusal (Xerox copies):
 - ✓ Lease Deed between M/s State Industries Promotion Corporation of Tamil Nadu Limited {SIPCOT} (The Lessor) and M/s VinFast India Private Limited through CEO and Director Mr. Pham Sanh Chau (The Lessee) and dated 27/03/2024.
Document No. 886 / 2024.
 - ✓ Lease Deed between M/s State Industries Promotion Corporation of Tamil Nadu Limited {SIPCOT} (The Lessor) and M/s VinFast India Private Limited through CEO and Director Mr. Pham Sanh Chau (The Lessee) and dated 23/05/2024.
Document No. 1442 / 2024.
 - ✓ Allotment Letter No. P-III/SIP-TUT/VINFAST/2023 dated 27/03/2024 issued by SIPCOT.
 - ✓ Allotment Letter No. P-III/SIP-TUT/VINFAST/2023 dated 27/03/2024 issued by SIPCOT.
 - ✓ Sanctioned Building Plan approved by Architect and Structural Engineer
 - ✓ Online Building Plan Application – Technical Concurrence Digitally signed by Directorate of Town and Country Planning dated 26/10/2024

It is assumed that the information revealed through above documents is final and complete.
4. Party interested in valuation : M/s VinFast India Private Limited
5. Name of the owner(s) and his / their (Details of share of each owner in case of joint ownership) address (es) with Phone No. : M/s VinFast India Private Limited
6. Brief description of the property : The property is in the form of Industrial land of 408.35 Acres proposed for industrial development situated in middle class locality in Industrial area.
7. Location of the property. :



Ref.: MOT24-092/ANM/L

- a. Plot No. / Survey No. : Plot No. B-2/1 and B-2/2, Land bearing Survey No. 214 (part), 215 (part), 216 (part), 217 (part), 218 (part), 219 (part), 220 (part), 221 (part), 222 (part), 223 (part), 224 (part), 225 (part), 226, 227 (part), 228, 229, 230, 232 (part), 231, 233 (part), 234 (part), 235 (part), 236, 237, 239 (part), 240, 241, 242, 257 (part), 258, 259 (part), 260, 261, 262 (part), 263 (part), 264 (part), 269 (part) and 270 (part) Village Sillanatham and 20 (part), 22 (part), 23 (part), 30 (part), 31 (part), 32, 33 (part) and 34 (part) Village Therku Veerapandiyapuram.
- b. Door No. : --
- c. T.S. No. / Village : Village Sillanatham & Therku Veerapandiyapuram.
- d. Ward / Taluka : Ottapidaram
- e. Mandal / District : Thoothukudi, Tamilnadu – 628 402.
8. Postal address of the property : Plot No. B-1/1 and B-1/2 of Village Sillanatham and Village Therku Veerapandiyapuram, Furniture Park – Phase II also known as Sillanatham Industrial Park in SIPCOT's Industrial Park at Thoothukudi, Off. Madurai – Tiruchendur Road, Taluka Ottapidaram, District Thoothukudi, Tamilnadu – 628 402.
9. City / Town :
Residential area : No
Commercial area : No
Industrial area : Yes
10. Classification of area :
a. Higher / Middle / Poor : Middle
b. Urban / Semi urban / Rural : Semi Urban
11. Coming under Village Panchayat / Municipality. : SIPCOT Industrial Park, Sillanatham & Therku Veerapandiyapuram Village of Ottapidaram Taluka.
12. Whether covered under any State / Central Govt. enactments (e.g. : No.



Ref.: MOT24-092/ANM/L

Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.

13. Boundaries of the property:

As per Lease Deed

Plot No. B-1/1

East : SIPCOT Land
West : SIPCOT Land
South : SIPCOT Land
North : Sillanatham Village, Private Land & SIPCOT Land

As per Lease Deed

Plot No. B-1/2

East : Sillanatham Village, Private Land
West : Swaminatham Village, Private Land
South : SIPCOT Land
North : Sillanatham Village

Actual

For Plot No. B-1/1 and Plot No. B-1/2

East : Open Land
West : Open Land
South : Open Land
North : Open Land

14. Dimensions of the site:

As per Lease deed for Plot No B-1/1

East to West on the North : 1022.89 mtr
East to West on the South : 552.57 mtr
North to South on the East : 1505.41 mtr
North to South on the West : 1433.36 mtr

Dimensions of the site:

As per Lease deed for Plot No B-1/2

East to West on the North : 845.98 mtr
East to West on the South : 698.63 mtr
North to South on the East : 1370.91 mtr
North to South on the West : 1398.35 mtr

15. Longitude of the Property

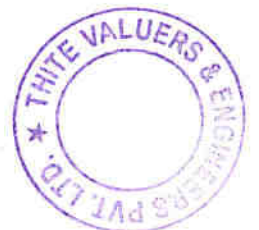
: + 8.846457° E

Latitude of the Property

: + 78.083200° N

16. Extent of the site

: Documented land area of each plot is given as below.



Sr. No.	Plot No.	Documented Land Area (in Acre)
1	B-1/1	113.699
2	B-1/2	294.651
Total		408.35

17. Extent of the site considered for valuation : Same as Sr. No 16 above
18. Whether occupied by the owner/tenant If occupied by tenant, since how long? Rent received per month : Under the possession of the company.

II CHARACTERISTICS OF THE SITE

1. Whether the land under consideration is suitable for cultivation. : Not Applicable
2. Irrigation facilities - canal / well/ bore/ rain fed. : No
3. Possibility of frequent flooding. : Hazards not anticipated
4. Level of land with topographical conditions. : Its normal undulated land.
5. Shape of the land. : Irregular in shape
6. Is it a Land-locked Land? : No
7. Whether any cottages / buildings exist in the land? : As per Online Building Plan Application – Technical Concurrence Digitally signed by Directorate of Town and Country Planning dated 26/10/2024 for Plot No B-1/1 of 113.699 Acres and construction work is in progress at the time of inspection.
8. Whether fencing and gates are arranged? : Fencing work is in Progress – NE & SW Boundaries are already covered. SE & NW Boundaries are in progress.
Two level security implemented.
Gates – Temporary gate provided.
9. General condition of the land. : Good
10. Quality of soil of the land. : Good for construction works.



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11. Whether the land is situated on a Main /National Highway Road? If not, distance From the Main / Highway Road : Off. Madurai – Tiruchendur Road
12. Types of crops grown. : Not Applicable
13. Water supply & electricity facilities. : Available
14. Advantages of the land. : Very close to NH32 & Direct connectivity to Thoothukudi VOC Port.
15. Disadvantages of the land. : Nothing Specific
16. General remarks, if any : --

PART A - VALUATION OF LAND

1. Size of land :
North & South : Refer Sr. No 14 above
East & West :
2. Total Extent of Land : Total land area of Plot No B-1/1 & B-1/2 = 408.35 Acres.
3. Prevailing Market rate (per acre) : Prevailing land rates are in the range of ₹ 5,00,000/- to ₹ 10,00,000/- per acre.
4. Guideline rate obtain from the Registrar's office : For stamp duty purpose the Govt. of Tamilnadu has fixed the rate for land in this area, as given below-

Sr. No.	Name of Village	Survey Nos.	Guideline Value (₹ Per Acre)
1)	Village Sillanatham	Survey No. 214 (part), 215 (part), 216 (part), 217 (part), 218 (part), 219 (part), 220 (part), 221 (part), 222 (part), 223 (part), 224 (part), 225 (part), 226, 227 (part), 228, 229, 230, 232 (part), 231, 233 (part), 234 (part), 235 (part), 236, 237, 239 (part), 240, 241, 242, 257 (part), 258, 259 (part), 260, 261, 262	₹ 2,27,844/- per Acre.



		(part), 264 (part), 269 (part) and 270 (part)	
2)	Village Sillanatham	Survey No. 263 (part)	₹ 2,00,000/- per Acre.
3)	Village Therku Veerapandiyapuram	Survey No. 20 (part), 22 (part) and 23 (part), 30 (part), 31 (part), 32, 33 (part) and 34 (part).	₹ 5,45,529/- per Acre.
Guideline value of the adjacent Patta land as per G.O. (M s)117, Revenue & Disaster Management Department, dated 18/03/2022 is arrived at ₹13,00,000/- per Hectare i.e. ₹5,26,103/- per Acre.			

It may be noted that the Govt. guideline value is for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage of particular property Vis-à-Vis its location. Rates of property vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.

5. Accessed / adopted rate for valuation : Land rate adopted = ₹ 9,00,000/- per Acre
6. Analyzing the Comparable sale instances in the adjoining locality, what is the composite rate? : Comparable sale instances were not found.
7. **Basis of Valuation** : --
8. Market Rate Enquiry : Enquiry was made in the neighbourhood and also on the internet. Following sale advertisement is obtained from a well-known website.
9. Estimated value of Land : Total Documented Area of Land = 408.35 Acre.

Factors Considered: The Location, Location features, Size & Shape of Land / Plot, Availability, Topography, Soil Conditions, Encumbrances, Infrastructure, Land use Regulations, Government Legislation etc.

Generally, the value of any land depends on its potential. Even in same locality, plots of lands can have different rates depending upon their statutory status. Few may have public purpose reservation, few may attract provisions of Urban Land Ceilings Act, few



may have restrictive covenants on use & few may be freehold etc. Other important factors are location, permissible FSI available, size, shape, frontage, user of the plot – Commercial, Residential, Industrial, or mixed etc.

Prevailing land rates in the vicinity are in the range of ₹ 5,00,000/- to ₹ 10,00,000/- per Acre. However, considering above mentioned factors, we have adopted land rate of ₹ 9,00,000/- per Acre is fair & reasonable.

Hence, Fair Market value of land as on date
= Total Land Area x Land Rate Adopted.
= 408.35 Acre x ₹ 9,00,000/-
= ₹ 36,75,15,000/-
Say ~ ₹ 36,75,00,000/-

PART B - VALUATION OF BUILDING

1. Technical details of building : Industrial
2. Specifications of Construction (floor wise) in respect of - Type of construction / No. of floors, height, basement etc. / Condition building/ structure / Foundation / Basement / Super structure / Joinery / Doors & Windows / RCC works / Plastering / Flooring / Skirting / Dadoing / Special finish / Roofing Drainage / Height etc. : All structures are under construction at the time of site visit.

Sr. No.

Details

Descriptions / Specifications

- a) Name of the Structure : Please refer table below.
3. Plinth area, construction year & future life : Built up area statement as per sanctioned building plan are as under.

Sr. No.	Block Name	Floor	FSI Area (in sqm)	Non FSI Area (in sqm)	Total Built up Area (in sqm)	Height (in Mtrs)
1	Guard Room	Ground	10.24	--	10.24	3.6
2	Factory Main Building	Ground	84471.47	--	89191.73	14



Sr. No.	Block Name	Floor	FSI Area (in sqm)	Non FSI Area (in sqm)	Total Built up Area (in sqm)	Height (in Mtrs)
		First	4720.26			
3	Scrap Warehouse	Ground	1031.7	--	1031.7	5
4	Waste Water Treatment Station	Ground	2026.91	--	2026.91	3.6
5	Water Supply Pumping Station	Ground	915.6	--	915.6	3.95
6	Office to Road Test	Ground	85.84	--	85.84	3.6
7	Car Wash Station	Ground	56	--	56	4.3
8	Under Carriage Inspection House	Ground	543.03	--	543.03	6.94
9	Gas Supply Station	Ground	742.5	--	742.5	6
10	Electrical Sub Station	Ground	--	2204	2204	--
Total			94603.55	2204	96807.55	

4. Compound Wall
 Height : Compound wall construction work is in progress.
 Length :
 Type of construction :
5. Electrical installation : --
 Type of wiring :
 Class of fittings :
 No. of light points :
 Fan points :
 Spare plug points :
 Any other item :
6. Plumbing installation : --
 a. No. of water closet & type :
 b. No. of wash basins :
 c. No. of urinals :
 d. No. of bath tubs :
 e. Water meter, taps etc. :
 f. Any other fixtures :



7. Details of Valuation Valuation given is for land only.

PART C - EXTRA ITEMS

1.	Portico (with hand rails)	: --
2.	Ornamental front door	: --
3.	Sit out, verandah with steel grills	: --
4.	Open Staircase	: --
5.	Staircase headroom	: --
6.	Overhead water tank	: --
7.	Extra steel grills / collapsible gates	: --
8.	Side dados etc.	: --
	Total	--

PART D - AMENITIES

1.	Wardrobes / showcases / false ceiling works	: --
2.	Ceramic tiles in toilet & kitchen	: --
3.	Extra sinks/ bath tub/geyser/wash basins etc.	: --
4.	Marble flooring/ ceramic tiles flooring or any other special flooring	: --
5.	Interior decorations / wall paneling works	: --
6.	Architectural elevation works	: --
7.	Aluminum doors / windows paneling works	: --
8.	Air conditioners/ Exhaust fans	: --
9.	Pelmets	: --
10.	Sun control films etc.	: --
	Total	--

**PART E
MISCELLANEOUS**



Ref.: MOT24-092/ANM/L

1.	Separate toilet room	: --
2.	Separate lumber room	: --
3.	Separate water tank / sump	: --
4.	Trees, gardening	: --
	Total	--

PART F - SERVICES

1.	Water supply arrangements	: --
2.	Drainage arrangements	: --
3.	Compound wall	: --
4.	E.B. deposits, fittings etc.	: --
5.	Pavement	: --
6.	Steel gate	: --
	Total	--

Total abstract of entire property

Part – A	Land	: ₹ 36,75,00,000/-
Part – B	Building	: --
Part – C	Extra Items	: --
Part – D	Amenities	: --
Part – E	Miscellaneous	: --
Part – F	Services	: --

Total : ₹ 36,75,00,000/-

Total (Fair market value)

: The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Values are –

- It is a free will sale.
- It is an estimated amount and not a predetermined or an actual sale price.
- It is time-specific as on the given date.



- d) It depends on 'purpose of valuation.
- e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- f) Asset would be exposed to the market in the most appropriate manner to affect its disposal at the best price possible.

= ₹ 36,75,00,000/-
(Rupees Thirty Six Crore Seventy Five Lakh(s) Only)

Realizable Value

: The value realizable by the bank is generally less than the Market value because of various facts such as limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between Realisable Value and Market Value depends on various factors such as urban or rural property, user and location of the property etc. Considering characteristics of the 'subject property' we are adopting discounting factor of 10% in this case.

Realisable Value is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

Hence, Realisable value as on date
= Fair Market Value as on date x 0.90
= ₹ 36,75,00,000/- x 0.90
= ₹ 33,07,50,000/-

Say ~ ₹ 33,08,00,000/-

(Rupees Thirty Three Crore Eight Lakh(s) Only)

Distress sale value

: It means the amount which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers from. Due to this we are discounting the above fair market value by 20%.



Distressed Value Is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date.

Hence, Forced / Distress Sale value as on date

= Fair Market Value as on date x 0.80

= ₹ 36,75,00,000/- x 0.80

= ₹ 29,40,00,000/-

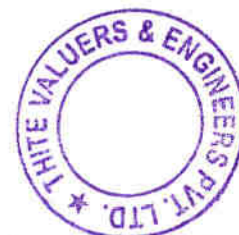
(Rupees Twenty Nine Crore Forty Lakh(s) Only)

Remarks

- The valuation is based on the site visit. The documents & information given by the borrower were also considered.
- The valuation is subject to clear and marketable title & adequacy of engineering design.
- This valuation report will remain valid only for the purpose for which it is made. The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.)
- Past performance of Real Estate Market need not necessarily indicate the future trends
- Emphasis of this report is on the value of the property and not on the area measurement or title verification or legal aspects of the property.
- The encumbrance on the asset due to any other loan, lien, government dues, duties, other rights if any etc. is not considered in this valuation. In fact we have treated the assets as free of encumbrances.
- The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- The Latitudes and Longitudes are obtained using satellite technology through google maps. The accuracy of these readings has some limitations.
- Identity of the valuer and other experts involved in the valuation -

A] Land and Building:

i) Mr. S. L. Thite – [Wealth Tax No.: PN/CCTAX120.A22/88-89]



Ref.: MOT24-092/ANM/L

ii) Mr. Siddharth S. Thite – [IBBI No.: IBBI/RV/07/2019/10950]

- As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is as below –

Fair Market Value of : ₹ 36,75,00,000/-
property as on date (Rupees Thirty Six Crore Seventy Five Lakh(s) Only)

Realisable Sale Value as on : ₹ 33,08,00,000/-
date

Forced / Distress Sale Value : ₹ 29,40,00,000/-
as on date

Book Value of the above : ₹ 32,66,80,000/-
property of the year 2024

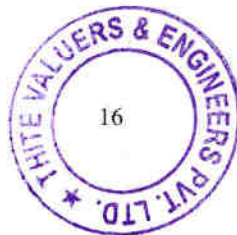
Visited & : Mr. Abhijeet N. Mhatre
prepared by (Sr. Engineer)

Verified by: Mr. Lalit M. Sarvaiya
(Chief Engineer)

For Thite Valuers & Engineers Pvt. Ltd.


(S. L. THITE)
(DIRECTOR)

For: M/s VinFast India Private Limited, dated 18/11/2024.

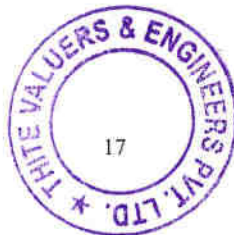
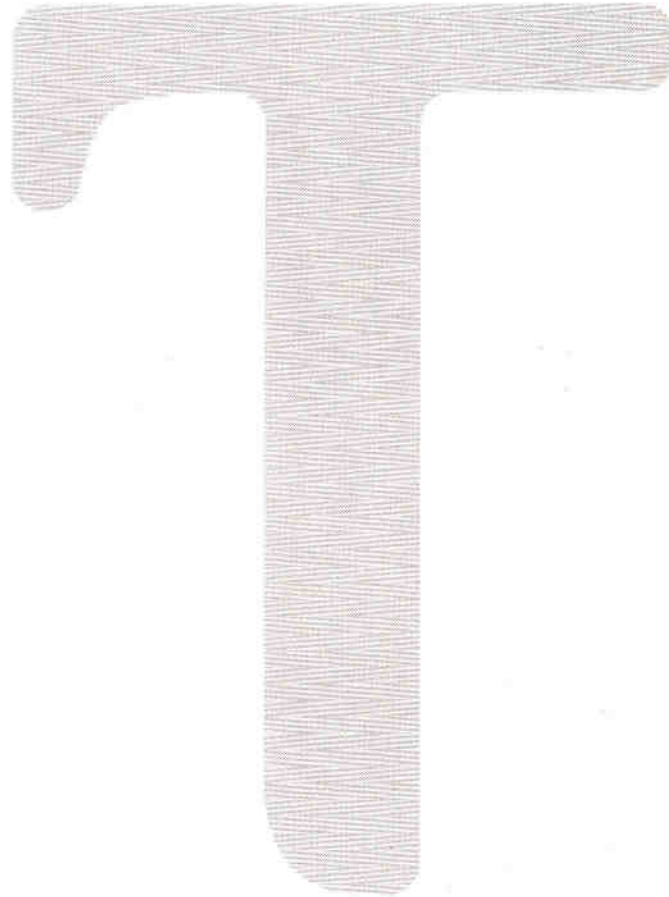


Ref.: MOT24-092/ANM/L

ANNEXURE

Photocopies of the documents provided by the borrower/bank are enclosed with this report. The valuation report is based on this information. Kindly verify with original & inform discrepancy if any

- 1) Copy of Lease Deed
- 2) Copy of Lease Deed
- 3) Copy of Building Plan
- 4) Copy of Allotment Letters



Ref.: MOT24-092/ANM/L

1

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number: SWP/BP/40190089/2024

Sir/Madam,

Sub: Industrial Building – DTCP, Chennai – Thoothukudi District – LPA / Ottapalaran Taluk - Sillanatham Village at Plot No.B-1/I SIPCOT Allocated Land in S.No: 214/2Bpt, 214/3pt, 214/4pt, 215/2Apt, 215/2Bpt, 215/2Cpt, 215/2Dpt, 216/1pt, 216/2Apt, 216/2Bpt, 217/4Apt, 216/1pt, 218/3Apt, 219/2pt, 219/3, 219/4pt, 220/1pt, 220/2pt, 221/2pt, 222/1pt, 222/2pt, 223/1A, 223/1B, 223/2, 224/1, 224/2, 224/3, 224/4, 225/1pt, 225/2pt, 227/2pt, 233/1pt, 233/3Apt, 233/3Bpt, 235pt, 257/1pt, 259/5Apt, 262/1pt, 262/2pt, 262/3, 262/7pt, 263/1pt, 263/2pt, 264/1Bpt, 264/2Apt, 269/1, 269/2A, 269/2B, 269/2Cpt, 270/1, 270/3, 270/5, 270/6, 270/7 - Site area of 460123.52Sq.m - FSI area of 94603.55Sq.m - Technical Concurrence issued - Forwarded for further action - Regarding.

Ret

1. Applicant, M/s.VINFAST AUTO INDIA PRIVATE LIMITED, Represented by its CEO THIRUPHAM SANCHI CHAU, Online Application Reference No. SWP/BP/40190089/2024, Dated: 08.04.2024.
2. Assistant Director / Member Secretary, Thoothukudi LPA, Thoothukudi District Town and Country Planning office, Inspection Report of Online Application No.SWP/BP/40190089/2024, Dated:17.04.2024.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 18.05.2017.
5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.03.2019.
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Special, Dated: 14.12.2017.
12. G.O.Ms.No.24, No.321, Housing and Urban Development Department, (UD dated: 09.08.2024.(land use conversion)
13. Tamil Nadu Government Gazette No.40, Part VI, Section-1, Page No.586, Dated: 02.10.2024.

2

14. District Fire & Rescue Services Department, Thoothukudi District Fire Noc.L Dis.No:3027/A/2024, Dated:26.03.2024.
15. Tamil Nadu Pollution Control Board, Chennai, Proceedings No.12/TNP/CBF/1875/TTN/R/LTTN/A/2024, dated 18.07.2024 (Consent Order No.2401256345067) (Category: Red)
16. Tamil Nadu Pollution Control Board, Chennai, Proceedings No.12/TNP/CBF/1875/TTN/R/LTTN/W/2024, dated 18.07.2024 (Consent Order No.2401156845067) (Category: Red)
17. Member Secretary, State Level Environment Impact Assessment Authority-Tamil Nadu Letter EC identification No. EC24C360BTN 5433607/N/F No.1/081/72/024, Clearance Type No.EC, Category B2, dated 08.07.2024
18. Director, Industrial Safety and Health Department, R Dis.No.(D2) /7 264/2024, dated 25.03.2024.

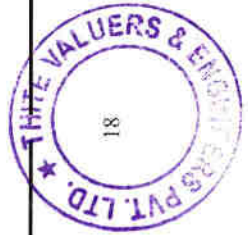
Order

With reference to the 1st Cited letter, the applicant M/s.VINFAST AUTO INDIA PRIVATE LIMITED, Represented by its CEO THIRUPHAM SANCHI CHAU has requested for the approval of Industrial building at Thoothukudi District / LPA, Ottapalaran Taluk, Sillanatham Village at Plot No.B-1/I SIPCOT Allocated Land in S.No: 214/2Bpt, 214/3pt, 214/4pt, 215/2Apt, 215/2Bpt, 215/2Cpt, 215/2Dpt, 216/1pt, 216/2Apt, 216/2Bpt, 217/4Apt, 218/1pt, 218/3Apt, 218/3B-219/2pt, 219/3, 219/4pt, 220/1pt, 220/2pt, 221/2pt, 222/1pt, 222/2pt, 223/1A, 223/1B, 223/2, 224/1, 224/2, 224/3, 224/4, 225/1pt, 225/2pt, 227/2pt, 233/1pt, 233/3Apt, 233/3Bpt, 235pt, 257/1pt, 259/5Apt, 262/1pt, 262/2pt, 262/3, 262/7pt, 263/1pt, 263/2pt, 264/1Bpt, 264/2Apt, 269/1, 269/2A, 269/2B, 269/2Cpt, 270/1, 270/3, 270/5, 270/6, 270/7 with a Site area of 460123.52Sq.m and FSI area of 94603.55Sq.m.

The Assistant Director / Member Secretary of LPA, District Town and Country Planning Office, Thoothukudi has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as "1 to 75".

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P.DTCLP No: 508 /2024**

The area statement for the Proposed Industrial building is as below:
Area of Site – 460123.52Sq.m



Building area details: Industrial Building (Red Category)

S.No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
Proposed Building				
1.	Guard Room Ground Floor	10.24	--	10.24
2.	Factory Main Building Ground Floor	84471.47	--	84471.47
	First Floor (Office)	4720.26	--	4720.26
3.	Scrap Ware House Ground Floor	10317.0	--	10317.0
4.	Waste Water Treatment Station Ground Floor	2026.91	--	2026.91
5.	Water Supply Pumping Station Ground Floor	915.60	--	915.60
6.	Office To Road Test Ground Floor	85.84	--	85.84
7.	Car Wash Station Ground Floor	58.00	--	58.00
8.	Under Carriage Inspection House Ground Floor	543.03	--	543.03
9.	Gas Supply Station Ground Floor	742.50	--	742.50
10.	Electrical Sub-Station Ground Floor	2204.00	--	2204.00
	Total	94603.55	2204.00	96807.55

Total FSI Area: 94603.55 Sq.m

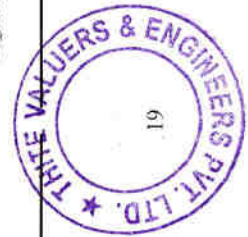
The Technical Concurrence issued with the following Special and General Conditions: -

Special Conditions

1. The OSR -4 area (earmarked as A to D) 55369.455sqm, shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(X).
2. Conditions stipulated in the Fire Noc cited in the reference 14 issued by District Fire Officer, Thoothukudi, Tamil Nadu, Fire and Rescue Services, is to be followed scrupulously.

3. Conditions stipulated in the consent for establishment order cited in the reference 15 & 16 issued by Tamil Nadu Pollution Control Board is to be followed scrupulously.
4. Conditions stipulated in the Environmental Clearance cited in the reference 17 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
5. Conditions stipulated in the land use conversion G.O. cited in the reference 12 issued by Housing and Urban Development Department is to be followed scrupulously.
6. As per land conversion G.O. condition, cart track passing through the site is to be rerouted without affecting public use and water body retained in the same.
7. The Minimum distance is to be maintained between wind electrical generator (WEG) and Public roads / Railway tracks, Highways / High voltage electrical lines / buildings / Public Institutions shall be height of the tower / hub height in metre + half of the diameter of the blade / rotor + 5m as per the G.O. No. 1, H&UD Dated: 02.01.2023 is to be ensured by Assistant Director / Member Secretary, District Town and country Planning office, Thoothukudi.
8. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
9. Conditions stipulated in the No Objection certificates obtained from the central and state Government departments must be fulfilled scrupulously.
10. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
11. Applicant should obtain consent to operate from Tamil Nadu Pollution control Board under Section 25 of the Air & Water Act 1974 for discharge of sewage.
12. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.) submitted by the applicant is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.



Ref.: MOT24-092/ANM/L

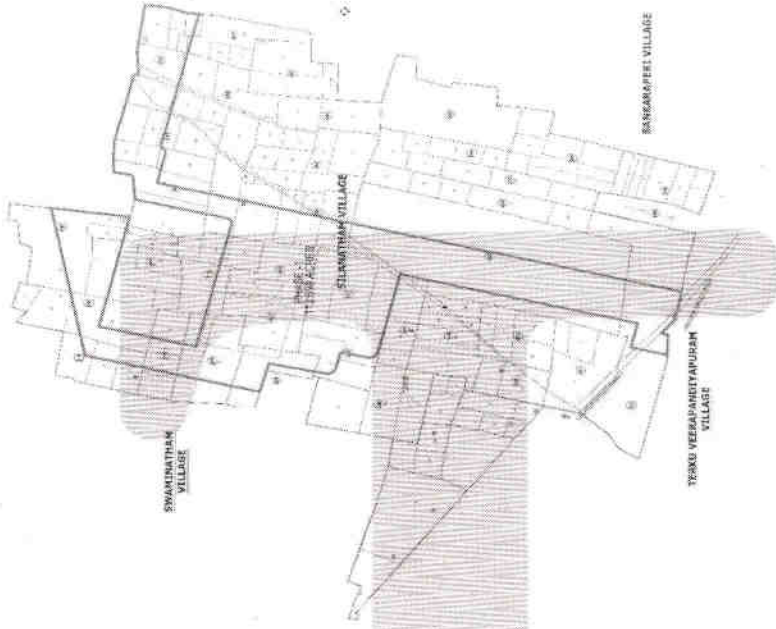
The provisions in the G.O (MS), No.17, Housing and Urban Development (UD)4 (S) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.

General Conditions

1. Solar water heating system to be provided to the proposed Industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.19 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Manhole netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. FI- Ash bricks and Materials must be used for construction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated 04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional details at the place of construction.
11. As per references Cited Government orders & circulars, Cessage charges in-structure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

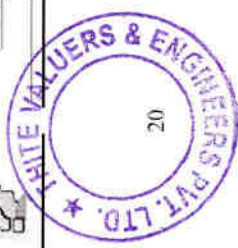
Director of Town and Country Planning

To,
The Assistant Director / Member Secretary,
Thoothukudi LPA,
District Town and Country planning office,
Thoothukudi District.

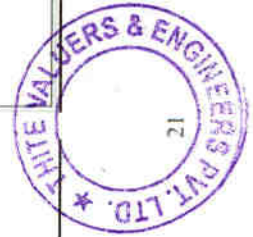
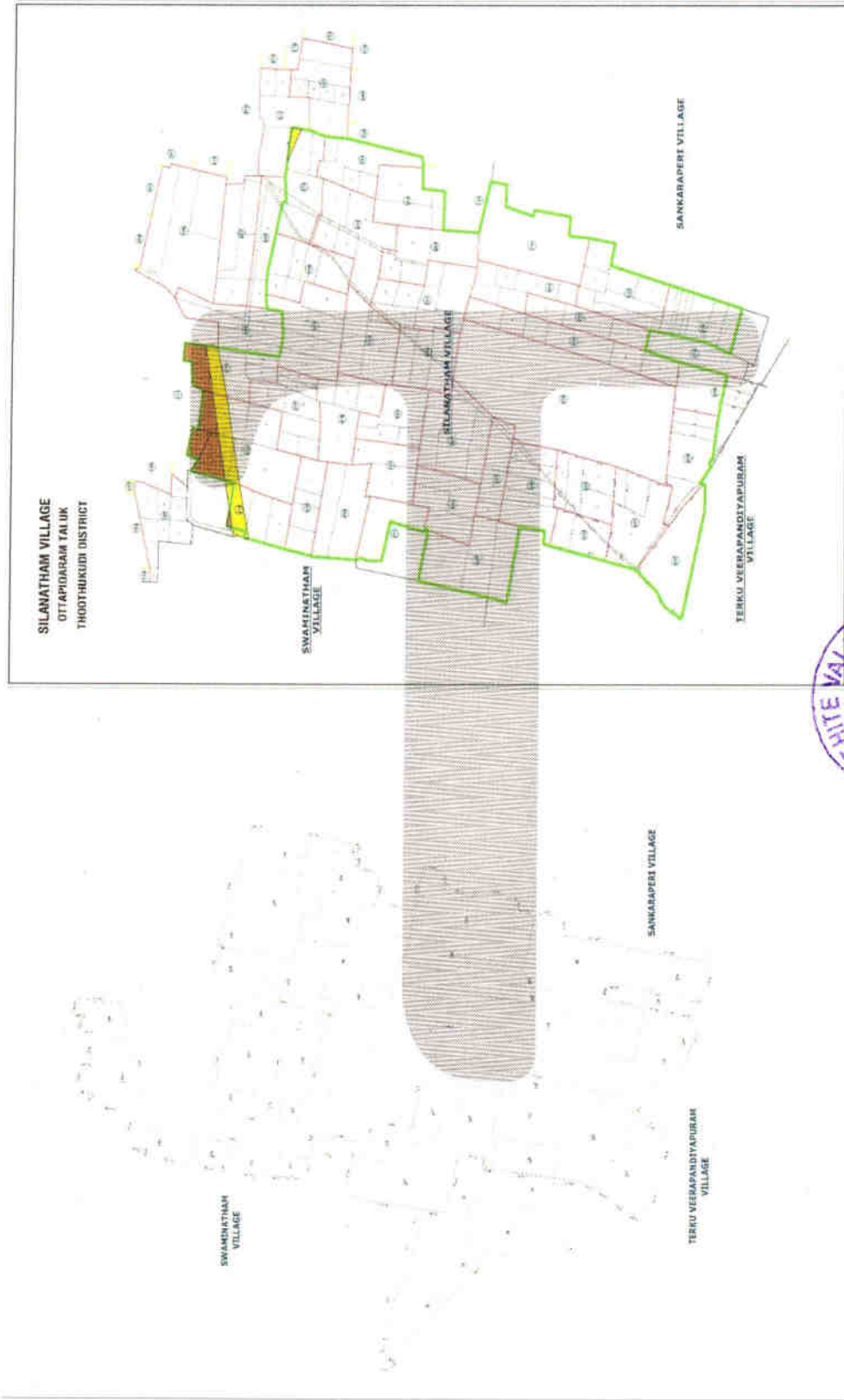


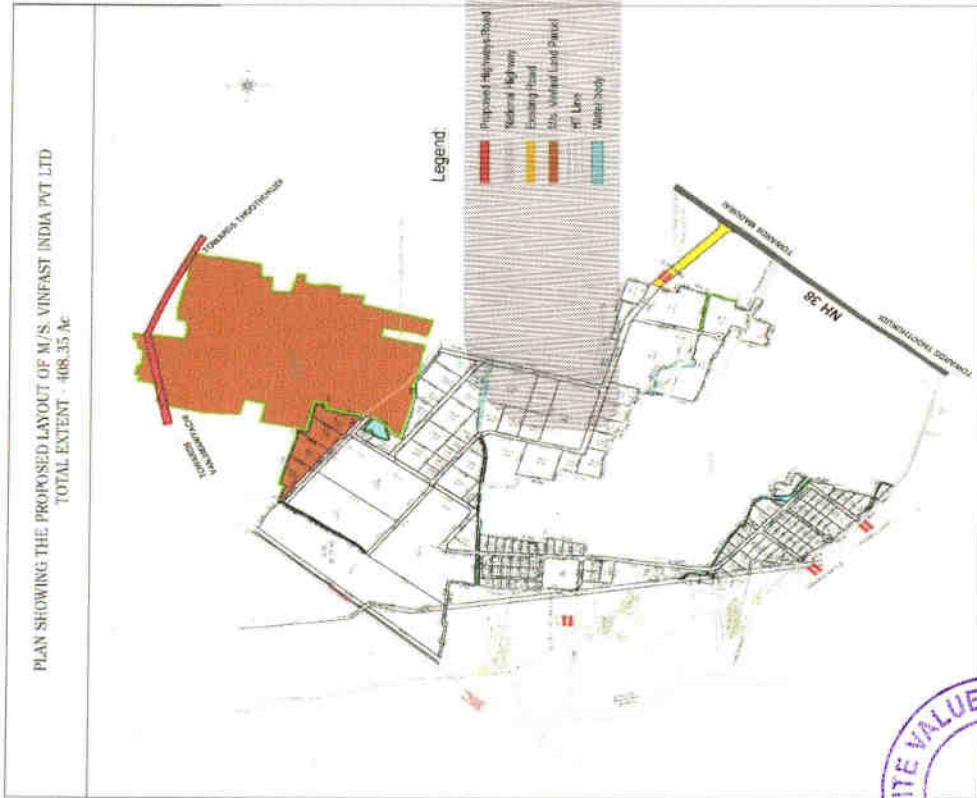
PINK COLOR HIGHLIGHTED IS PHASE-I,
BALANCE LAND AREA IS PHASE -II

Validity unknown
Survey No. 10/2019
Date: 2019.04.28 03.2.23



Ref.: MOT24-092/ANM/L





0886/2024



தமிழ்நாடு வரிகள் TAMILNADU RS.1000/-
BH 267436
J. Vinfast India Pvt Ltd
Lic. No. 100/1991, Bangalore

LEASE DEED

DATE: 27 MAR 2024

THIS MEMORANDUM OF LEASE DEED entered into at Thoothukudi on this 27th day of March 2024 (LEASE DEED)

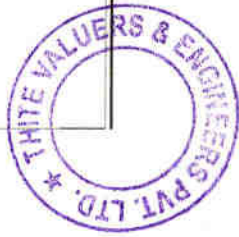
BETWEEN

State Industries Promotion Corporation of Tamil Nadu Limited (SIPCOT), a company registered under the Companies Act, 1956 and having its Registered Office at No.19-A, Rukmani Lakshminarayana Road, Egmore, Chennai-600 008 represented by Mrs A.Joan Mary Selvaraj of D/o Thiru.S.P.Arputhara Pandian Project Officer, SIPCOT Industrial Park Thoothukudi and hereinafter referred to as the LESSOR, which term shall unless assignant to the context otherwise requires mean and include its representatives, administrators, successors-in-interest and assigns on the ONE PART.

Project Officer
SIPCOT Project Office
Thoothukudi



0886
Date of Book
08/03/24
08/03/24
08/03/24
Sikha Sagar
Thoothukudi



2.

VINFEST AUTO INDIA PRIVATE LIMITED having their Corporate Office at Level 6, Two Horizon Center, Golf Course Road, Sector 43, DLF 5, Gurgaon, Haryana - 122002, India represented by their CEO and Director **Mr. Pham Sanh Chau** hereinafter referred to as the **LESSOR**, which term shall, unless repugnant to the context otherwise requires, mean and include their representatives, administrators, successors-in-interest and assigns on the **OTHER PART**.

The LESSOR and the LESSEE shall hereinafter collectively be referred to as the "**Parties**".

WHEREAS

a. The LESSOR has been incorporated as a Limited Company with an objective to develop industrial area with basic infrastructural facilities and maintenance of such industrial area in Tamil Nadu.

b. The LESSOR has acquired the property more fully described in the Schedule 'A' hereunder and hereinafter referred to as the 'Said Property'. The LESSOR represents that it is the absolute owner of the Said Property and has clear, valid and marketable right, title and interest to the Said Property, free from all encumbrances.

c. For the due fulfillment of its principal object, the LESSOR has laid out the said property into various plots, besides setting apart land for the purpose of laying roads, drains and for other common amenities for the benefit of the occupants of the plots so laid out and whereas it also proposes to effect improvements and betterment schemes for the benefit of all the allottees/occupants of the Industrial Park.

A. J. Jeyaraj
Special Project Officer
Manufacturing

CEO and Director
Vinfest Auto India Pvt Ltd

Document No. 886, RCD-1 of Block 1
Contains 59 Sub-Registers
Chennai



d. The LESSOR proposes to allot the plot on a long lease of 99 years and in as much as it is felt that the characteristics and homogeneity of the industrial park should not be damaged.

e. The LESSOR shall continue to have control over the common amenities and facilities such as roads, street lighting, water supply system and sanitation, drainage, common buildings, avenue plants, parks etc., which are located outside the boundary of the plot in the adjoining Furniture Park, that the LESSOR intends to make available these facilities to the LESSEE as well as other Allottees in a reasonable and equitable manner.

f. The LESSOR has decided to make available to entrepreneurs/industries, plots in the Said Property on terms and conditions mentioned hereunder, for the purpose of their locating any approved industry or other businesses or activity in the said plots under the terms of the lease granted:

g. The Lessee made an application to the Lessor for allotment of plots in the Sillanatham Industrial Park and Technological Furniture Park Phase-II for the purposes of putting up the project for the manufacture of Electric Vehicle and related products along with allied activities (**Purpose**).

h. The LESSOR allotted the plot measuring **113.699** acres at Sillanatham Industrial Park as described in Schedule 'B' hereunder (**Plot**) and shows distinctly in the plan attached hereto as Annexure A and hereunder referred to as the allotted plot by the Order of Allotment dated 19.02.2024 vide ref. No. P-III/SIP-SILLANATHAM/VINFEST/2023 subsequently the said allotment was amended vide amended allotment order dated 27.03.2024 ref No P-III/SIP-TUT/VINFEST/2023 amending the total extent of land measuring 408.35 acres to 113.699 acres read with amendment/s to the allotment order made prior to execution of this Lease Deed.

A. J. Jeyaraj
Special Project Officer
Manufacturing

CEO and Director
Vinfest Auto India Pvt Ltd

Document No. 886, RCD-1 of Block 1
Contains 59 Sub-Registers
Chennai



2.2. In consideration of the allotment of plot made by the LESSOR, the LESSEE has paid a sum of Rs. 9,09,99,200/- (Rupees Nine Crore Nine Lakh Fifty Nine Thousand and Two Hundred only) towards plot cost (Plot Cost), receipt and adequacy of which the LESSOR confirms.

2.3 The LESSEE has paid a sum of Rs.100/- (Rupees One hundred only) towards 100% of the annual lease rent in advance. The annual lease rent is computed at Rs. One per year for 98 years and Rs.2/- for the 99th year, and the same has been paid in advance in consideration of execution of these presence, receipt, and adequacy of which the LESSOR confirms.

2.4. The LESSOR shall not pay any interest to the LESSEE for the amount remitted by the LESSEE.

2.5. The LESSEE shall execute an agreement with the LESSOR for water supply upon execution of this Lease Deed and comply with all terms and conditions of such agreement. The LESSEE shall pay water charges at the rate fixed by the LESSOR from time to time abiding by the terms of water supply agreement executed.

2.6. In the event of LESSOR taking up any additional development facilities and/or in case of escalation in cost of development works in future, subject to mutual agreement between the Parties, the LESSOR shall apportion such expenses among the Allottees of the relevant Industrial Park on pro-rata basis. In such an event, the LESSOR reserves the right to claim such apportioned expenses and the LESSEE shall pay the same without any demur, within thirty (30) days from the date of issue of demand notice by the LESSOR.

*Signature of the
Project Officer
Mumbai*

*Signature of
CEO and Director
Vinfast Auto India Pvt Ltd*



Document No. 886
Contains SA Sheet & Deed
Sub Registrar
Complaint

13.3. It is clarified that the completion of the LESSEE to commence construction/production pertaining to the implementation of the project shall automatically stand extended by time during which the Force Majeure event exists without the LESSEE being liable to pay any charges and/or penalties to the LESSOR.

14. RENEWAL

14.1. The LESSOR, at the request and cost of the LESSEE at the end of the 99th term of 99 years may execute a new deed of the schedule mentioned plot by way of renewal for a similar period of 99 years on such covenants and provisions as may be mutually agreed to or as per the prevailing policy.

14.2. In case the LESSEE does not opt for renewal at the expiry of 99 years lease period, the LESSEE shall peacefully vacate the plot and deliver vacant possession to the LESSOR with the liberty to remove the factory building, structures and fixtures without disturbing the personal premises within a reasonable period. The LESSEE shall not claim any refund of any charges whatsoever.

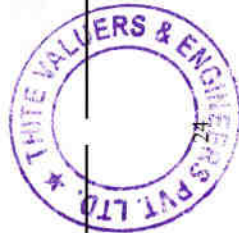
14.3. If at any time during the currency of this lease, if the LESSOR adopts general policy by the government which the lessee can be subjected to the LESSEE as per the policy.

*Signature of the
Project Officer
Mumbai*

*Signature of
CEO and Director
Vinfast Auto India Pvt Ltd*



Document No. 886
Contains SA Sheet & Deed
Sub Registrar
Complaint



15. DISPUTE RESOLUTION, GOVERNING LAWS AND JURISDICTION

15.1. During the currency of this lease, any question of dispute or difference in relation to or in connection with the terms of the Lease Deed shall be resolved amicably between the parties failing which such disputes shall be referred to a sole arbitrator, who shall be mutually appointed by the parties as per the provisions of the Arbitration and Conciliation Act, 1996. The Lease Deed shall be subject to the applicable laws of India and the courts in Chennai shall have the exclusive jurisdiction.

16. NOTICES

16.1. Unless otherwise notified in writing with acknowledgements due, the address for notices/correspondence to either of the parties hereto shall be hereunder:

The LESSOR: **State Industries Promotion Corporation of**

Tamilnadu Limited, (SIPCOIT)

19- A Rukmani Lakshminarayana Road,

Egmore, Chennai - 8

The LESSEE: **VINFAST AUTO INDIA PVT LTD.**

Level 6, Two Horizon Center,

Golf course Road, Sector 43, DLF 5,

Gurgaon, Haryana -122002.

[Signature]
Project Officer
Super Project Office
Thoothukudi

CEO and Director
Vinfast Auto India Pvt Ltd

[Signature]
Attn: SA
Sub Registrar
Sub-Registrar
Thoothukudi



SCHEDULE - A

(Description of the Industrial Park)

All that piece and parcel of land known as the Industrial Park, Thoothukudi comprising of about 408.35 Acres of land situated in V.No.31 Sillantham Village and No. 30 Therkuveerapandiapuram Revenue Village. But in compact block within the Taluk of Ottapidaram, Ottapidaram Sub-Registration District of Thoothukudi in Thoothukudi Revenue District. The Industrial Park is bounded.

ON THE SOUTH BY Sf.No.39,53,54 & 58 of Therku veerapandiapuram Village of Ottapidaram Taluk

ON THE NORTH BY Sf.No.214/ Pt, 213, 265, 268, 271 of Sillantham Village of Ottapidaram Taluk.

ON THE EAST BY Sf.No.254, 255,256 of Sillantham Village of Ottapidaram Taluk.

ON THE WEST BY S.F.No.218, 220, 222,223, 224 of Sillantham Village.

[Signature]
Attn: SA
Sub Registrar
Sub-Registrar
Thoothukudi

[Signature]
Project Officer
Super Project Office
Thoothukudi



CEO and Director
Vinfast Auto India Pvt Ltd



Ref.: MOT24-092/ANM/L

29

SCHEDULE - B

(Description of the property concerned in this lease)

[Value of the Property Rs. 9,09,59,200/- (Rupees Nine Crores Nine Lakhs Fifty Nine Thousand and Two Hundred only)

All that piece and parcel of land known as Plot No B -1/1 (Silanatham Industrial Park) in the SIPCOT's Industrial Park at Thoothukudi within the village limits of Silanatham Taluk of Ottapidaram sub registration of Ottapidaram and Registration District of Thoothukudi in Thoothukudi Revenue District containing by admeasurement **113.699 acres** or thereabouts and marked by Green Coloured boundary lines on the plan annexed hereto, bearing Survey Nos 214 Pt, 215 Pt, 216 Pt, 217 Pt, 218 Pt, 219 Pt, 220 Pt, 221 Pt, 222, 223, 224, 225 Pt, 227 Pt, 232 Pt, 233 Pt, 235 Pt, 257 Pt, 259 Pt, 262 Pt, 263 Pt, 264 Pt, 269 Pt & 270 Pt of Silanatham are bounded.

On the North By : Silanatham Village
 Private Land & SIPCOT Land
 On the South By : SIPCOT Land.
 On the East By : SIPCOT Land
 On the West By : SIPCOT Land

886 202A
 of Book
 Contains - 5A
 Registrar
 Thoothukudi

Project Officer
 SIPCOT Project Office
 Thoothukudi

CEO and Director
 Vinfast Auto India Pvt Ltd



LINEAR MEASUREMENTS:

East to West on the North : 1022.89 Metre.
 East to West on the South : 552.57 Metre.
 North to South on the East : 1505.41 Metre.
 North to South on the West : 1433.36 Metre.

Project Officer
 SIPCOT Project Office
 Thoothukudi

CEO and Director
 Vinfast Auto India Pvt Ltd

886 202A
 of Book
 Contains - 5A
 Registrar
 Thoothukudi

IN WITNESS WHEREOF **Tmt.A.Jean Mary Selvarani, Project officer,** acting for and on behalf of the LESSOR, and the **CEO and Director, Mr. Pham Sanh Chau** acting for an on behalf of the LESSEE have hereunto set their hands on the day, month year first above written.

Signature of LESSOR

A.Jean Mary Selvarani
Project Officer
Vinfast Project Office
Thuanphong

WITNESS:

1.

2.

A. Pham Sanh Chau
CEO and Director
Vinfast Auto India Pvt Ltd

Signature of LESSEE

Pham Sanh Chau
CEO and Director
Vinfast Auto India Pvt Ltd

Signed and delivered in the presence of:

WITNESS:

1.

2.

T. Balakrishnan
Project Director
Vinfast Auto India Limited

C. Sankaran
Regional Manager, (Guwahati Region)

Document No. 886 2024
Contains 59 Pages
Notary Public
Chennai



IN WITNESS WHEREOF THE COMMON SEAL OF **VINFAST AUTO INDIA PRIVATE LIMITED** has pursuant to Resolution of the Board of Directors of the company passed in the behalf on the **28th day of February Two Thousand and Twenty Four** hereunto affixed in the presence of the **CEO and Director Mr. Pham Sanh Chau,** of the company on the day, month and year first above written.

IN THE PRESENCE OF:

1.

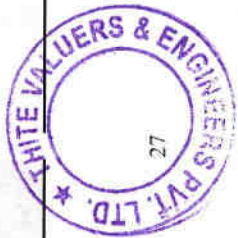
Pham Sanh Chau
CEO and Director
Vinfast Auto India Pvt Ltd

Document No. 886 2024
Contains 59 Pages
Notary Public
Chennai



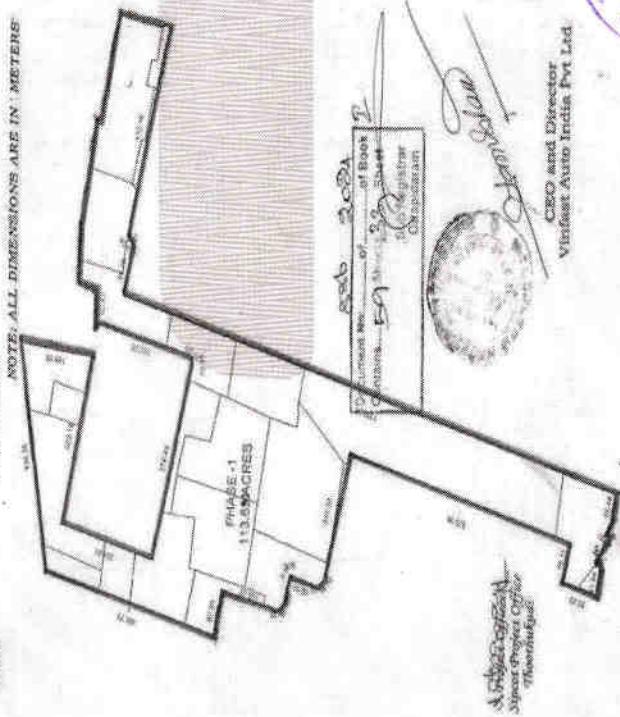
Pham Sanh Chau
Project Director
Vinfast Project Office
Thuanphong

CEO and Director
Vinfast Auto India Pvt Ltd



Ref.: MOT24-092/ANM/L

SIPCOT INDUSTRIAL PARK - I, THOOTHUKUDI
 NAME OF ALLOTTEE : VinFast Auto India Private Limited
 PLOT NO : B-1/3
 EXTENT : 113.699 Acres
 VILLAGE : Sillanatham
 SURVEY NO : 214 Pt, 215 Pt, 216 Pt, 217 Pt, 218 Pt, 219 Pt, 220 Pt, 221 Pt, 222 Pt, 223 Pt, 224 Pt, 225 Pt, 227 Pt, 233 Pt, 233 Pt, 235 Pt, 237 Pt, 239 Pt, 262 Pt, 263 Pt, 264 Pt, 269 Pt & 270 Pt
 LOCATION : Sillanatham Village Private Land and SIPCOT Land
 NORTH : SIPCOT Land
 SOUTH : SIPCOT Land
 EAST : SIPCOT Land
 WEST : SIPCOT Land



NOTE: ALL DIMENSIONS ARE IN METERS



SIPCOT
P-III/SIP-SILLANATHAM/VINFAST/2023

Date: 19.02.2024

ALLOTMENT ORDER FOR PLOTS

//RPAD/NAH//

M/s. VinFast Auto India Private Limited,
 Two Horizon Centre,
 DLF Phase 5, Sector 43,
 Gurgaon Road,
 Gurgaon - 122002,
 Haryana State.

Dear Sir(s),

Sub: SIPCOT Industrial Park, Sillanatham & Thoothukudi (Culture Park Phase-II, Thoothukudi District) Sillanatham and Plot No. A-37/8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 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800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Ref: 1. Your on-line application 13.01.2024.
 2. P-III SIPCOT Thoothukudi dated 11.01.2024 & 18.01.2024.
 3. Your E-mail dated 17.01.2024.

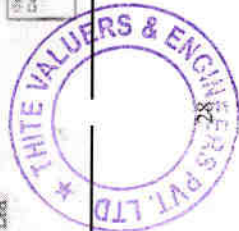
1.1 The following plots in SIPCOT Industrial Park, Sillanatham & Thoothukudi Furniture Park, Phase-II, Thoothukudi District ("C" District) are allotted on lease for a period of ninety-nine years to set up a project to manufacture Electric Car and Battery pack.

S.L. No.	Description	Particulars	Plot Nos.	Extent in acres	Name of the Industrial Park
a.	Plot Nos.		B-1	377.90	Sillanatham Industrial Park
			A-35	7.78	Thoothukudi Furniture Park
			A-36	7.78	Thoothukudi Furniture Park
			A-37	9.46	Thoothukudi Furniture Park
			A-38	5.68	Thoothukudi Furniture Park
b.	Total extent of the plot (in acres)			408.35	
c.	Water Quantity (in KL)			230 KLD	

State Industries Promotion Corporation of Tamil Nadu Limited
 (A Government of Tamil Nadu Undertaking)

Regd. Office: T-4, Newer Liberty Road, Sillanatham, Thoothukudi District, Tamil Nadu, India - 626 002.
 Project Officer
 SIPCOT Project Office
 Thoothukudi
 Documents No. 246 of 2024 of Book
 Contents - SA (Plot No. 30)
 B. Substancer
 011/2024/ANM

CEO and Director
 Vinfast Auto India Pvt Ltd





1.2 The extent mentioned above is subject to such modification as may be necessary with reference to the measurements made at the time of handing over the site. The total amount payable will also stand accordingly modified.

Sl. No.	Description	Amount (IN Rs.)
A.	Plot cost (I + II + III)	32,65,80,000
(i)	(a) Amount towards plot extent allotted at the subsidised rate of Rs.6,00 lakhs per acre (408.35 acres x Rs.6,00,000/-)	33,65,80,000
(ii)	Frontage Charges on (i) above, if applicable (Rs. per Sq.Mt. 29/2020 dt.31.07.2020)	-
W)	50% Capital Cost on Water Supply for the allottee's subsidy	-
B.	LESS: Initial Deposit Paid	-
C.	Balance amount Payable (A+B)	32,65,80,000
D.	Carried Deposit (@ 5% on A above)	1,42,34,000
E.	Lease Rent in Advance	10,30,000
F.	Total amount payable (C+D+E)	34,18,44,000

(Rupees Thirty Four Crores Thirty Lakhs Fourteen thousand and one hundred only)

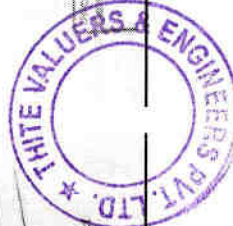
2.1 The allottee shall pay auction deposit which shall be retained for and refunded if the allottee implements the project within the stipulated time as per the allotment order/lease deed.

2.2 The allottee shall pay a sum of Rs.100/- (Rupees One hundred only) towards 100% of the annual lease rent in advance. The annual lease rent is computed at Rs. One per year for 98 years and Rs.2/- for the 99th year.

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(A Government of Tamil Nadu Undertaking)
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 Phone: 4541772 Fax: 45063331 Website: www.sipcot.com

A. J. Jeyaraj
 Project Officer
 State Project Office
 2, Road No. 13-A, Rameswaram Road, Chennai - 600 008
 Contact No. 4541772
 CEO and Director
 Vinfast Auto India Pvt Ltd
 59, Road No. 13-A, Rameswaram Road, Chennai - 600 008



2.3 The allottee shall execute an agreement for water supply at the time of taking possession of the plot and comply with all terms and conditions of the agreement. The allottee shall pay water charges at the rate fixed by SIPCOT from time to time abiding by the terms of water supply agreement executed.

2.4 The allottee shall pay the charges towards the cost of trees, wells and structures, if any, in the allotted plot as prescribed by SIPCOT.

2.5 In the event of SIPCOT taking up any additional development facilities and/or apportion such expenses among the allottees of the Industrial Park on pro-rata basis. In such an event SIPCOT reserves the right to claim such apportioned expenses and the allottee shall pay the same without any demur, within thirty (30) days from the date of issue of demand notice by SIPCOT.

2.6 Annual maintenance charges for the common amenities and facilities like roads, street lighting, sanitation, drainage, common buildings, avenue plants, parks etc., will from time to time be apportioned among the allottees in the Industrial Park as per the prevailing policy. The allottee shall pay the same without any demur within the period prescribed. Non-payment on due date will automatically entail an interest of 12% per annum or such other rate as may be prescribed from time to time.

2.7 The Participatory Infrastructure Development Programme is a scheme for upgradation of existing infrastructure and provision of support infrastructure facilities for the respective Industrial Park at the request of the Allottee/Association of Allottees in the Industrial Park. In the event of taking up of any such project under PIDP scheme by SIPCOT, the allottee shall pay proportionate amount of 50% of the project cost as per the prevailing policy.

2.8 The allottee shall pay all existing and future rates and taxes, charges, claims and assessments, charges against the allottee or arising out of the acts of the allottee in usage of the allotted plot and any building erected thereon and/or services received.

2.9 The allottee shall bear all expenses in connection with the drawing of power from the main lines to the plot for the supply of electricity and/or any other support infrastructure facilities.

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2.10 The allottee shall not raise any claim or seek refund of any of the above Charges, except for the caution deposit as mentioned in Condition 2.1.

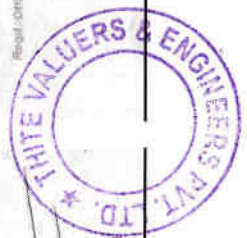
3. The Allottee shall comply with the conditions stipulated in col. (2) of the table below within the period prescribed in col. (3) as under:

Sl. No. (1)	Condition (2)	Time Period (3)
a.	Communicate the acceptance of the allotment order in the duplicate copy of this allotment order.	Within 7 days (Due Date 25.02.2024) from the date of the order. The allottee shall submit the acceptance cost of the allotment order along with the declaration that the prevailing order/conditions/charges to allotment as published in the SIPCOT website, have been read with and are accepted. In case it is not received by SIPCOT within the stipulated time, the allotment order shall stand cancelled.
b.	Pay 100% of the amount payable as at 21/2.	Within 30 days (Due Date 19.03.2024) from the date of the allotment order being accepted and the amount being paid to the account specified in the allotment order.
c.	Execute the lease deed in the prescribed format with the concerned Project Officer and register the same.	Within 45 days from the date of payment of amount as at 21/2, and allottee shall execute the lease deed within the stipulated time. A penalty of 0.5% of the remaining amount shall be levied for every 30 days beyond the stipulated time.

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A. Jeyaraman
 Project Officer
 SIPCOT Project Office
 Erode/Chennai

A. Jeyaraman
 CEO and Director
 Vinfast Auto India Pvt Ltd



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d.	Take over the possession of the plot in as is where is condition from the Project Officer concerned.	Within 15 days from the date of execution/registration of lease deed. Failure to do so will entitle SIPCOT to cancel the allotment and execute the cancellation order.
e.	Implementation of the project.	Within 36 months from the date of the allotment order. Failure will entitle SIPCOT to cancel the allotment and resume the plot as per the Condition 3D of this allotment order, unless otherwise an extension of time is granted with penalty as per the prevailing policy of SIPCOT.

4.1 The Allottee shall construct all the buildings in the allotted plot, in conformity with the bye-laws of the local body and/or development and control regulations, building regulations, in force from time to time, environmental laws, as well as any other laws, rules and regulations in force relating to the construction and use of premises.

4.2 The allottee shall have to commence construction of buildings within six months and complete within 30 months from the date of allotment order.

4.3 No temporary or semi-permanent structure shall be built on the plot except during the period of construction or reconstruction in future.

4.4 No construction with Kascha or inflammable materials will be permitted on the site allotted.

4.5 A set back of not less than 5 metres shall be left open to the sky, within the periphery of the plot on all sides.

4.6 The provision of any culvert across common drains must be got approved by SIPCOT.

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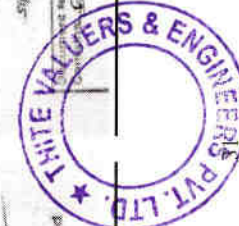
SIPCOT

- 4.7 The allottee should make its own arrangements to drain the rainwater from its plot into the common road drain provided by SIPCOT.
- 4.8 Water lines should be designed in such a way that they are connected to the common lines of the SIPCOT which will serve the plot.
- 4.9 The Allottee shall not sink any well, bore well or tube well within the site allotted except with the prior permission of SIPCOT, subject to the conditions as applicable. If any such well exists already in the plot it shall be closed when SIPCOT supplies water from a common source. If any bore well exists already it shall be kept under the control of SIPCOT.
- 4.10 The Allottee shall not draw water from their own bore well/open well/tube wells sunk in private lands adjacent to SIPCOT Industrial Park, through pipeline/unauthorizedly trespassing into SIPCOT premises. If at any time, such trespass is found by SIPCOT, penalty shall be levied as per the prevailing policy of SIPCOT and such trespass water-line shall be severed by SIPCOT and the same shall be removed by the Allottee.
- 4.11 The Allottee shall preserve the manholes constructed if any in the 5 metre corridor and raise the same at least 45 cm above the formation level in case the natural ground level is raised by the foundation at their own cost from prior intimation and approval from SIPCOT.
- 5
- 5.1 SIPCOT or persons authorized by it shall have the right to enter upon and inspect the allotted plot during the term of the lease for investigation and
- 5.2 SIPCOT shall have the right to lay pipes, cables, underground drains, channels, or facilities for common use within a strip of 3 meters left vacant on all sides within the periphery of the allotted plot without payment of any compensation or rental etc. to the Allottee.
- 5.3 With the consent of the Allottee, SIPCOT shall have the right of access into and utilizing any portion of the allotted plot, as required at all times, for the purpose of laying pipelines, cables, underground drainages, channels, or

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 SIPCOT Project Office
 Thiruvalluvar
 Chennai - 600 008
 CEO and Director
 Vinfast Auto India Pvt Ltd



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- providing such other common facility. SIPCOT shall have further right within the area of the allotted plot including the building standing thereon, as and when felt necessary by SIPCOT, to lay down, place, maintain, alter, remove or repair any pipes, pipe lines, conduits for service lines, posts, or other appliances or apparatus in, on, under, over, along or across the plot in such area for the purposes of providing any common amenities or services for the Industrial Park and the same may be done either directly by any person either generally or specially authorised by SIPCOT in this behalf and the Allottee agrees for the same.
- 5.4 SIPCOT reserves the right to impose any further conditions and stipulations, or alterations in the regulations which are reasonable, justified and necessary at any time for the establishment of Industrial Park and for the benefit of the Industrial Park as a whole by way of policy decisions and office orders / circulars which shall be published as and when imposed, and such applicable office orders/circulars shall be binding on the Allottee.
- 6
- 6.1 The allotment order is issued to the company consisting of the following Shareholders:

S.No.	Name of Shareholders (T.V.)	the % of shareholding
1.	VinFast Auto Ltd.	99.90%
2.	Nguyen Thi Van Thien	0.10%
	Total	100.00%

- 5.2 The Allottee shall obtain prior approval from SIPCOT in the following aspects and shall pay applicable charges as per the prevailing policy of SIPCOT:
 - a. Change in Constitution of the Allottee
 - b. Change in Management of the Allottee
 - c. Transfer of Leasehold rights either in whole or in part

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 CEO and Director
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- 8.5 The allottee shall intimate SIPCOT within 30 days in respect of the change in the following aspects and obtain acknowledgement:
 - a. Any change in the address of the Registered Office or Administrative Office of the allottee
 - b. Any change in the name of the allottee
 - c. Any change in the directors/partners/shareholders of the allottee, which does not result in change in management.

8.6 The allottee can sublease its built up area and shall pay the applicable sub-leasing charges as per the prevailing policy of SIPCOT.

7 The allottee has to obtain No objection letter from SIPCOT to mortgage the lease hold rights of the allotted plot for availing financial assistance after getting sanction letter from Bank / Financial Institution and the same will be considered subject to conditions as applicable.

8 The allottee has to make its own arrangements to protect the effluents and liquid to the required standards of the dischargers, sub-dischargers and to regulate emissions and prevent fire hazards and comply with all the regulations in this regard.

8.2 The allottee shall not dump debris or any waste material or garbage within SIPCOT's premises.

8.3 The allottee shall install a sewage and waste water treatment and recycling plant and take steps to recover and recycle the waste water thereby achieve zero discharge as stipulated by TNCCS, besides adopting suitable measures for rain water harvesting.

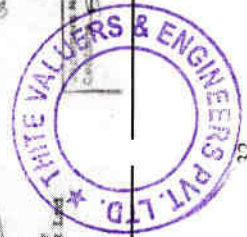
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 Vinfast Auto India Pvt Ltd

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 Sub Registrar
 Chittooruram



8.4 The allottee shall carry out SIPCOT with all conditions stipulated in the statutory approvals / clearances / NOCs obtained from the competent authorities from time to time. In case of non-compliance of the allottee to such conditions, the same shall be communicated to the competent authorities to take remedial action.

8.5 The allottee shall furnish a copy of TNPCB approval and other statutory clearances / approvals for the proposed project before commencement of construction/production.

8.6 The allottee shall furnish the copy of Laying Aadhaar Memorandum for the proposed project after commencement of production.

9 The allottee may surrender the allotted plot or part thereof by executing/registering the surrender deed in favour of SIPCOT. On such surrender, the SIPCOT shall make a payment/complised as per the prevailing surrender policy. No compensation for improvement of building or other structures erected in the plot shall be made by SIPCOT.

10 SIPCOT reserves the right to serve 90-days show cause notice for cancellation of the allotment and forfeiting the amount remitted for the plot allotted, if it is found that the allottee has not put out to use the plot for the purpose for which it was allotted and is in non-compliance of the terms and conditions of the allotment order including non-implementation of the project and/or having unutilized extent of the allotted plot and/or non-payment of dues.

10.2 Unless it is rectified by the allottee within a period of ninety (90) days from the date of show cause notice issued by SIPCOT, SIPCOT reserves the right to cancel the allotment and initiate proceedings for resumption of the plot or part thereof under the provisions of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 or under any Statute for the time being in

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Shanmuga
 CEO and Director
 Vinfast Auto India Pvt Ltd

Memorandum No. 551 of 2024 of SIPCOT
 Contains 59 sheets A-1 (10)
 Sub Registrar
 Chittooruram

Ref.: MOT24-092/ANM/L



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force for eviction against the allottee as well as for any other mode of recovery in force at that point of time as prescribed by law. In such an event, the allottee shall not be entitled for any compensation including plot cost, annual lease rent, interest and enhanced interest, compensation for any of the structures on the allotted plot or any refund of any amount that might have been paid by the allottee to SIPCOT.

10.3 In such case of resumption of the allotted plot or part thereof, the allottee shall remove the factory, buildings, structures and fixtures located on the same, within the stipulated period as per the Acts and Statutes mentioned in Condition 10.2, failing which SIPCOT has the right to take possession of the same without paying any compensation for any of the factory buildings, structures and fixtures on the allotted plot or part thereof.

11

11.1 The allottee is committed to bring the Eligible Fixed Assets (EFA) - (a) Land (409.35 acres) - Rs.3267 lakhs (b) Buildings - Rs.123800 lakhs (c) Plant & Machinery (New / second hand) - Rs.229200 lakhs (d) Total EFA - Rs.356567 lakhs and provide minimum employment of 50 persons within the investment period of four years. In this regard, the allottee shall furnish an undertaking before execution of lease deed in the format annexed after completion of stipulated investment period. The allottee shall furnish a certificate for the EFA created, employment generated as defined in Tamil Nadu Industry's Policy 2021, during the said investment period and the Land Cost Subsidy availed is not beyond 20% of EFA as notified by Statutory Authority in case of companies and Tax Auditors in case of other legal entities for the land cost incentive waived as mentioned above. If not complied with the conditions for the land cost incentive waived, the allottee has to repay the land cost incentives availed with interest fixed by SIPCOT, otherwise necessary action will be taken by SIPCOT to recover the incentive / subsidy amount extended with interest as fixed by SIPCOT / Government from time to time.



SIPCOT

11.2 The allottee shall bear proportionate capital cost on water supply and infrastructure cost of any developed for Sillanatham Industrial Park in future in addition to the plot cost.

11.3 The allottee shall obtain all Statutory approvals required for their project at their own cost & risk.

11.4 The allottee shall obtain Environmental clearance from MOEF&CC/SEIAA before commencement of construction activity.

11.5 The allottee shall obtain all necessary approvals including layout approval for Sillanatham Industrial Park from DICP, separately as standalone site.

11.6 The allottee shall furnish the list of directors, shareholders with the shareholders name of the company with percentage of shares upto individual level on date, duly certified by CA/CPA before execution of lease deed.

11.7 The allottee shall furnish an undertaking on Rs.100/- Non-Judicial stamp paper for creation of Eligible Fixed Assets and employment generation, as per annexure enclosed before execution of Lease Deed.

12

12.1 All payments shall be made ONLY through SIPCOT online portal and www.sipcot.in.gov.in payments made directly into SIPCOT - Project / Onward / Project's Bank Account will not be considered as payment and will not be matched with the outstanding receivable from the allottee.

13

13.1 SIPCOT at the reduced and cost of the allottee at the end of the 99 years term, shall exercise a right lease deed for a period of 99 years on such terms and conditions as may be mutually agreed to or as per the prevailing policy.

End.: As above

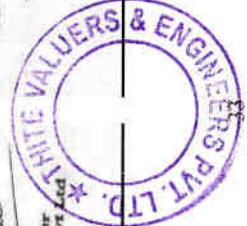
Yours faithfully,
Sd/-
MANAGING DIRECTOR



State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
Regd. Office - 19-A, Rameswari, Lakshminagar Road, Post Box No. 7223, Egmore, Chennai - 600 008

[Signature]
Sd/-
SIPCOT Project Officer
Rameswari

CEO and Director
Vinfast Auto India Pvt Ltd



SIPCOT

force for eviction against the allottee as well as for any other mode of recovery in force at that point of time as prescribed by law. In such an event, the allottee shall not be entitled for any compensation including plot cost, annual lease rent, interest and enhanced interest, compensation for any of the structures on the allotted plot or any refund of any amount that might have been paid by the allottee to SIPCOT.

10.3 In such case of resumption of the allotted plot or part thereof, the allottee shall remove the factory, buildings, structures and fixtures located on the same, within the stipulated period as per the Acts and Statutes mentioned in Condition 10.2, failing which SIPCOT has the right to take possession of the same without paying any compensation for any of the factory buildings, structures and fixtures on the allotted plot or part thereof.

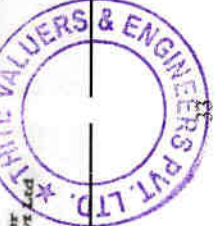
11

11.1 The allottee is committed to bring the Eligible Fixed Assets (EFA) - (a) Land (409.35 acres) - Rs.3267 lakhs (b) Buildings - Rs.123800 lakhs (c) Plant & Machinery (New / second hand) - Rs.229200 lakhs (d) Total EFA - Rs.356567 lakhs and provide minimum employment of 50 persons within the investment period of four years. In this regard, the allottee shall furnish an undertaking before execution of lease deed in the format annexed after completion of stipulated investment period. The allottee shall furnish a certificate for the EFA created, employment generated as defined in Tamil Nadu Industry's Policy 2021, during the said investment period and the Land Cost Subsidy availed is not beyond 20% of EFA as notified by Statutory Authority in case of companies and Tax Auditors in case of other legal entities for the land cost incentive waived as mentioned above. If not complied with the conditions for the land cost incentive waived, the allottee has to repay the land cost incentives availed with interest fixed by SIPCOT, otherwise necessary action will be taken by SIPCOT to recover the incentive / subsidy amount extended with interest as fixed by SIPCOT / Government from time to time.

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
Regd. Office - 19-A, Rameswari, Lakshminagar Road, Post Box No. 7223, Egmore, Chennai - 600 008
Phone : 8828 8777, 8828 1788 Website : www.sipcot.in.gov.in

[Signature]
Sd/-
SIPCOT Project Officer
Rameswari

CEO and Director
Vinfast Auto India Pvt Ltd



Ref.: MOT24-092/ANM/L



-12-

Copy to:

1. The Managing Director & CEO, VinFast Auto India Private Limited, 10th Floor, Pressage Polygon, 317, Anna Salai, Chennai - 600 035
2. The Project Officer, SIPCOT Industrial Park, Silanukham, Thoothukudi.
3. Allotment Cell
4. Finance Department

// Forwarded by Order //

/RPAD/Mail/

/ By Post / Mail /

P-III/SIP-TUT/VINFAST/2023

Date : 27.03.2024

M/s. VinFast Auto India Private Limited,
10th Floor, Ground Floor,
10th Floor, Pressage Polygon - B,
Sector 12, DWARAKA,
West Delhi, New Delhi - 110 078.

//Mail//RPAD//

Sub: SIPCOT Industrial Park, Silanukham - Allotment of plots B-1, measuring 0.35 acres at SIPCOT Industrial Park, Silanukham to VinFast Auto India Private Limited - Request made for bifurcation of plots into two separate land parcels for operational convenience - Amendment issued - Reg.

- Ref: 1. This office allotment order No. P-III/SIP-TUT/VINFAST/2023, dated 19.03.2024.
2. This office amendment letter dated 23.02.2024.
3. This office letter upon withdrawal dated 24.02.2024.
4. E-mail dated 27.03.2024 from M/s. VinFast Auto India Private Limited.
5. This amendment letter P-III/SIP-TUT/VINFAST/2024 dated 27.03.2024.

With reference to the above and your e-mail dated 27.03.2024, we issue amendment to the allotment No.11 and 2.0 of allotment order as detailed below subject to compliance of processing fee of Rs.11,800/- (Rupees Eleven thousand Eight hundred only) including GST.

Sr.	Description	Particulars
1.	Plot No.	B-1/1
2.	Total Extent of the Plot (in Acres)	0.35 acres
3.	Product	Integrated Electric Vehicle Facility - I.
4.	Plot cost (111+18)	9,09,59,200
5.	Amount towards plot allotted at the subsidized rate of Rs.8.00 lakhs per acre (111+18) of 0.35 acres.	2,835,000/-
6.	Balance	6,26,04,200/-

State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)
Regd. Office: 10-A, Bazaar Lane, Silanukham, Thoothukudi - 600 035.
Phone: 4326 1777, Fax: 4326 1255, www.sipcotindia.com

Project Officer
Special Project Office
Thoothukudi

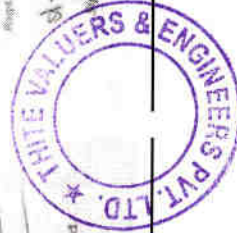
CEO and Director
Vinfast Auto India Pvt Ltd

State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)
Regd. Office: 10-A, Bazaar Lane, Silanukham, Thoothukudi - 600 035.
Phone: 4326 1777, Fax: 4326 1255, www.sipcotindia.com

Project Officer
Special Project Office
Thoothukudi

CEO and Director
Vinfast Auto India Pvt Ltd



Ref.: MOT24-092/ANM/L

SIPCOT	
A.	Frontage charges on A.C.T. area if applicable @ 5% on (as per C.D. No.29/2020 dt.21.07.2020)
B.	LESS: Interest Deposits
C.	Balance amount payable (A - B)
D.	Caution Deposit (Rs 5 % on A above)
E.	Less: Lease Rent in Advance
F.	Total amount Payable (C-D-E)
G.	Less: Amount already paid (proportionate amount taken)
H.	Net amount payable

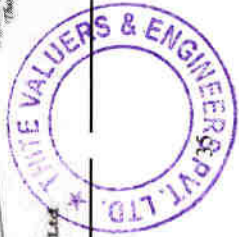
The other terms and conditions of our allotment orders are as per letters 1st, 2nd and 3rd cited herein unchanged.

Yours faithfully,
Managing Director

Copy to
 1. The Project Office, SIPCOT Project Office, THOOTHUKUDI
 2. Allotment Cell,
 3. Finance Department.

State Industries Promotion Corporation of Tamil Nadu Limited
 (A Government Undertaking)
 Regd. Office - 19-A, Sakunthala Lakshmi Narayan Road, Post Box No. 7223, Egmore, Chennai - 600 026.
 Phone: 4326 1977, Fax: 4326 1799. Website: www.sipcot.in

[Signature]
 Project Officer
 SIPCOT Project Office
 Thoothukudi



P-II/SIP-TUT/VINFAST/2023
 M/s. Vinfast Auto India Private Limited,
 Flat No. 16A, Ground Floor,
 Suryodaya Apartment Pocket - 9,
 Sector 12, DWARKA,
 West Delhi,
 Delhi - 110 078.
 Date : 27.03-2024
 //Mail//RPAD//

Sub : SIPCOT Industrial Park, Siligamam & Thoothukudi Furniture Park Phase-1
 comprising of 100 acres of land (SI No. A-30/78, A-36/77, A-37/76, A-38/75, A-39/74, A-40/73, A-41/72, A-42/71, A-43/70, A-44/69, A-45/68, A-46/67, A-47/66, A-48/65, A-49/64, A-50/63, A-51/62, A-52/61, A-53/60, A-54/59, A-55/58, A-56/57, A-57/56, A-58/55, A-59/54, A-60/53, A-61/52, A-62/51, A-63/50, A-64/49, A-65/48, A-66/47, A-67/46, A-68/45, A-69/44, A-70/43, A-71/42, A-72/41, A-73/40, A-74/39, A-75/38, A-76/37, A-77/36, A-78/35, A-79/34, A-80/33, A-81/32, A-82/31, A-83/30, A-84/29, A-85/28, A-86/27, A-87/26, A-88/25, A-89/24, A-90/23, A-91/22, A-92/21, A-93/20, A-94/19, A-95/18, A-96/17, A-97/16, A-98/15, A-99/14, A-100/13) and 377.46 acres & A-35/76, 68 acres in Thoothukudi Furniture Park Phase-1.
 Request made by M/s. Vinfast Auto India Private Limited to modify conditions in Lease deed-893

1. This office allotment order No. P-II/SIP-TUT/VINFAST/2023, dated 19.02.2024.
 2. This office amendment letter dated 23.02.2024.
 3. This office letter upon permission dated 24.02.2024.
 4. G.O. (Ms.) No. 53, Industrial, Investment, Promotion & Commerce (MID, I) Department, dated 32.03.2024.
 5. Your letter dated 02.03.2024. E-mail dated 27.03.2024 from M/s. Vinfast Auto India Private Limited.

With reference to the above and request made by you, we hereby inform that amendments to be made to the conditions 1(D), 2.1, 2.4, 1.1, 1.1 (a), 4.2, 5.1(a), 2.1, 2.1(a), 5.1, 6.1 of allotment order as follows:

S.No	SIPCOT Allotment Order Conditions	Amended Conditions	Allotment Order
1.	2.1(i); Caution Deposit - Rs. 1,62,34,000/-	2.(D); Waiver Rs. 2,63,35,000/-	of 2.3 Deleted
2.	2.1. The Allottee shall pay caution deposit which shall be interest free and refunded if the Allottee implements the project within the stipulated time as per the Allotment Order/Lease Deed.		

State Industries Promotion Corporation of Tamil Nadu Limited
 (A Government Undertaking)
 Regd. Office - 19-A, Sakunthala Lakshmi Narayan Road, Post Box No. 7223, Egmore, Chennai - 600 026.
 Phone: 4326 1977, Fax: 4326 1799. Website: www.sipcot.in

[Signature]
 Project Officer
 SIPCOT Project Office
 Thoothukudi

Stamp: 886 2024
 Vinfast Auto India Pvt Ltd

Ref.: MOT24-092/ANM/L



SIPCOT

It is noted that the plotter has a plot area of 5000 sq. m. The plotter has been allotted for the purpose of the project and is in non-compliance of the terms and conditions of the allotment order including non-implementation of the project in the stipulated time frame of 30 days.

The other terms and conditions of the allotment order/ amendments letter in 211 cited remain unchanged.

MANAGING DIRECTOR

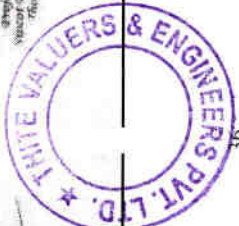
Copies to:
 1. The Project Officer,
 SIPCOT Project Office,
 Thoothukudi.
 2. Allotment Cell,
 Finance Department.

Forwarded by order of
 Managing Director (P-10)

Inclosures No. 886 2024
 Contains 59 sheets of Blank
 of Plot
 of Block
 of Suburb
 of Suburb

State Industries Promotion Corporation of Tamil Nadu Limited
 (A Government of Tamil Nadu Undertaking)
 Regd. Office: 19-A, Rameswaram Road, P.O. No. 223, Egnore, Chennai - 600 006
 Phone: 455 1777, Fax: 455 1778, Website: www.sipcot.co.in

[Signature]
 Project Officer
 SIPCOT Project Office
 Thoothukudi
 CEO and Director
 Vinfast Auto India Pvt Ltd



SIPCOT

P-III/SIP-TUT/VINFAST/2023

M/s Vinfast Auto India Private Limited,
 Plot No. 164, Ground Floor,
 Suryodaya Apartment Pocket - B,
 Sector 12, DWARKA,
 West Delhi,
 Delhi - 110 078.

Date: 27.03.2024

//Mail//READY//

Sub: SIPCOT Industrial Park, SIPCOT, Allotment of plots B-1 measuring 408.35 sq.m. SIPCOT Industrial Park, Sullurpatti to Vinfast Auto India Private Limited. Request made for bifurcation of plots into two separate land parcels for operational convenience - Amendment issued - Reg.

- Ref: 1. This office allotment order No. P-III/SIP-TUT/VINFAST/2023, dated 19.02.2024.
 2. This office amendment letter dated 23.02.2024.
 3. This office letter upon permission dated 24.02.2024.
 4. E-mail dated 27.03.2024 from M/s. Vinfast Auto India Private Limited.
 5. This amendment letter P-III/SIP-TUT/VINFAST/2024 dated 27.03.2024

With reference to the above and your e-mail dated 27.03.2024, we issue amendment to the condition No.11 and 210 of allotment order as detailed below subject to compliance of enclosing fee of Rs.3,360/- (Rupees Eleven Thousand Eight hundred only) including GST.

Sr. No.	Description	Particulars	(Amount in Rs.)
a.	Plot Nos.	B-1/2	
b.	Total Extent of the Plot (in Acres)	394.651 acres	
c.	Produce	Integrated Electric Vehicle Facility - II	
A.	Plot cost (P+I+U)	23,57,20,800	
F.	Amount towards plot cost allotted at the subsidized rate of	23,57,20,800	

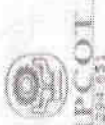
State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)
 Regd. Office: 19-A, Rameswaram Road, P.O. No. 223, Egnore, Chennai - 600 006
 Phone: 455 1777, Fax: 455 1778, Website: www.sipcot.co.in

[Signature]
 Project Officer
 SIPCOT Project Office
 Thoothukudi
 Inclosures No. 886 2024
 Contains 59 sheets of Blank
 of Plot
 of Block
 of Suburb



Ref.: MOT24-092/ANM/L



Rk	5.00	19188.00	100%	291.831
Sl	5.00	19188.00	100%	291.831
Sl	5.00	19188.00	100%	291.831
No.	29/2020	dt. 31.07.2020		
Sl	5.00	19188.00	100%	291.831
B	Less Inspir Deposit			
C	Balance amount payable (A - B)			25,57,20,900
D	Caution Deposit @ 5% on A			
E	Less Lease Rent in Advance			100
F	Total amount Payable (C-D-E)			25,57,20,900
G	Less Amount already paid (proportional amount paid)			25,57,20,900
H	Net amount payable			100

(Rupees One Hundred Only)

The other terms and conditions of our allotment orders / amendments attached in the enclosed herewith are applicable.

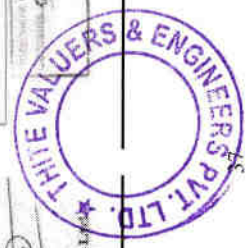
YOUR TRUSTY
SAC,
MADRAS/CHD DISTRICT

1. The Project Officer, SIPCOT Project Office, Erode/Chennai.
2. Allotment Cell.
3. Finance Department.

886 2024
5A
State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
Regd Office: 15A, Rameswaram Road, Madhav Nagar, 622 003, Erode, Chennai - 600 003.
Phone: 4326 1777. Fax: 4326 1788. Website: www.sipcot.in.gov.in

Project Officer
SIPCOT Project Office
Erode/Chennai

886
5A
State Industries Promotion Corporation of Tamil Nadu Limited
CEO and Director
Vinfast Auto India Pvt Ltd






Original
R/O:tapidaram/Book-1/886/2024

Presented in the office of the Sub Registrar of Chitavalur and see of ₹ 98,315/- paid at 05:00 PM on the 27/03/2024 BY

 Left Thumb CEO and Director Vinfast Auto India Pvt Ltd Address as per details of document.	 Left Thumb Special Project Officer (Thiruvallur) Identity of the person verified through Compare based Aadhaar Authentication using Thumb Impression with UIDAI reference No. UIC UNIT0535828266557265642746b000a1021 Dhaak (No UICAI) : Jaaa Mary Seehard Apparents Photo: 400 Year Annabai Pentina, 1986, a00c0c1a01616	 Left Thumb CEO and Director Vinfast Auto India Pvt Ltd Address as per details of document.	 Left Thumb T. Prabhakaran Mr. PRAKASHAN T Son of THIRUPATHY T-287, NIDDOCH SOOCCO STREET, LANGAMPURAM, PERIYAKULAM TALUK, ALAPPUVA, THEIN, THEIN, Tamil Nadu, India, 622023. Identity of the person verified through Compare based Aadhaar Authentication using Thumb Impression with UIDAI reference No. UIC 28232514170d4c13b35a70a55a5057a2a0194 ID:0041, 1990, a00c0c1a01616 Thiruvallur, 1990, a00c0c1a01616
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Ref.: MOT24-092/ANM/L

Original
R/Ottapidaram/Book-1/8962024

Identified by Witnesses 2  	 Mr. LEO VAL-SON of MICHAEL VAL-SON, KUTIRINCHI NAGAR, THOOTHUKUDI, THOOTHUKUDI, Tamil Nadu, India, 628002. Identity of the parties verified through Consent based Aadhaar Authentication using Thuthi Innovation with UIDAI reference No. UKC-1987283711a03585a47c9973048f0326e02b Details from UIDAI : Leo Val, Michael Val, SO Michael Val, 1983, address:628002
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27th day of March, 2024.

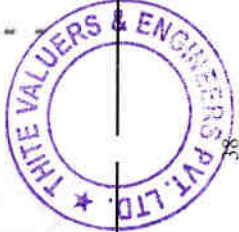
Prasanna Mani G
Sub Registrar
Ottapidaram
SUB REGISTRAR
OTTAPIDARAM

No. of Copies Registered with the Digital 1

Prasanna Mani G
Sub Registrar
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OTTAPIDARAM

Registered as Number: R/Ottapidaram/Book-1/8962024

Date: 27/03/2024
Ottapidaram



1422/2024 (99th) ②



சுமிகுபட்டினம் தமில்நாடு ரூ.500/-
500/-

vin fast auto india pvt Ltd
LEASE DEED
21 MAY 2024

The MEMORANDUM OF LEASE DEED entered into at Thoothukudi on this 23rd day
of May, 2024 (LEASE DEED) BETWEEN

M/s State Industrial Promotion Corporation of Tamil Nadu Limited (SIPCOIT), a
company registered under the Companies Act, 1956 and having its Registered
Office at No.39-A, Bukhumi (Lakshminarayana) Road, Egmore, Chennai-600 038

represented by Tmt. A.Jain Mary Severani of D/o Thiru.S.P.Arputhara) Pandian
Project Officer, SIPCOIT Industrial Park Thoothukudi and hereinafter referred to as
the LESSOR, which term shall, unless repugnant to the context otherwise
requires mean and include its representatives, administrators, successors-in-
interest and assigns on the ONE PART

Prasanna Mani G
Sub Registrar
Ottapidaram
SUB REGISTRAR
OTTAPIDARAM
Date: 27/03/2024
Ottapidaram

And

VINFEST AUTO INDIA PRIVATE LIMITED having their Corporate Office at Level 6, Two Horizon Center, Golf Course Road, Sector 43, DLF 5, Gurgaon, Haryana - 122002, India represented by their CEO and Director Mr. Pham Sanh Chau hereinafter referred to as the LESSEE, which term shall, unless repugnant to the context otherwise requires, mean and include their representatives, administrators, successors-in-interest and assigns on the OTHER PART.

The LESSOR and the LESSEE shall hereinafter collectively be referred to as the "parties".

WHEREAS

a. The LESSOR has been incorporated as a Limited Company with an objective to develop industrial area with basic infrastructural facilities and maintenance of such industrial area in TamilNadu.

b. The LESSOR has acquired the property more fully described in the Schedule 'A' hereunder and hereinafter referred to as the 'Said Property'. The LESSOR represents that it is the absolute owner of the Said Property and has clear, valid and marketable right, title and interest to the Said Property, free from all encumbrances.

c. For the due fulfillment of its principal object, the LESSOR has laid out the said property into various plots, besides setting apart land for the purpose of laying roads, drains and for other common amenities for the benefit of the occupants of the plots so laid out and whereas it also proposes to effect improvements and betterment schemes for the benefit of all the sitebees/occupants of the Industrial Park.

d. The LESSOR proposes to allot the plot on a long lease of 99 years and in as much as it is felt that the characteristics and homogeneity of the industrial park should not be damaged.

e. The LESSOR shall continue to have control over the common amenities and facilities such as roads, street lighting, water supply system and sanitation, drainage, common buildings, avenue plants, parks etc., which are located outside the boundary of the plot in the adjoining Furniture Park, that the LESSOR intends to make available these facilities to the LESSEE as well as other allottees in a reasonable and equitable manner.

f. The LESSOR has decided to make available to entrepreneurs/industries, plots in the Said Property on terms and conditions mentioned hereunder, for the purpose of their locating any approved industry or other businesses or activity in the said plots under the terms of the lease granted;

g. The Lessee made an application to the Lessor for allotment of plots in the Sillanatham Industrial Park and Thodisood Furniture Park Phase-II for the purpose of putting up the project for the manufacture of Electric Vehicle and related products along with allied activities (Purpose).

h. The LESSOR allotted the plot measuring 294.651 acres at Sillanatham Industrial Park as described in Schedule 'B' hereunder (Plot) and shown distinctly in the plan attached hereto as Annexure A and hereunder referred to as the allotted plot by the Order of Allotment dated 19.02.2024 vide ref. No. P-III/SIP-SILLANATHAM/VINFEST/2023 subsequently the said allotment was amended vide amended allotment order dated 27.03.2024 ref No P-III/SIP-TUT/VINFEST/2023 amending the total extent of land measuring 408.35 acres to 294.651 acres read with amendment/s to the allotment order made prior to execution of this Lease Deed.

Special Project Office
Sillanatham

CEO/Director
Vinfest Auto India Pvt Ltd

CEO/Director
Vinfest Auto India Pvt Ltd

CEO/Director
Vinfest Auto India Pvt Ltd

CEO/Director
Vinfest Auto India Pvt Ltd

CEO/Director
Vinfest Auto India Pvt Ltd

CEO/Director
Vinfest Auto India Pvt Ltd

CEO/Director
Vinfest Auto India Pvt Ltd

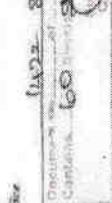
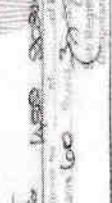
CEO/Director
Vinfest Auto India Pvt Ltd

CEO/Director
Vinfest Auto India Pvt Ltd

CEO/Director
Vinfest Auto India Pvt Ltd

CEO/Director
Vinfest Auto India Pvt Ltd

CEO/Director
Vinfest Auto India Pvt Ltd



SCHEDULE - A

(Description of the Industrial Park)

All that piece and parcel of land known as the Industrial Park, Theothukudi Comprising of about 408.35 Acres of land situated in V.No.31 Sillanatham Village and No. 30 Therkuveerapandiapuram Revenue Village, But in compact block within the Taluk of Ottapidaram, Ottapidaram Sub-Registration District of Theothukudi in Theothukudi Revenue District. The Industrial Park is bounded.

ON THE SOUTH BY S.F.No.39,53,54 & 58 of

Therku veerapandiapuram Village of Ottapidaram Taluk

ON THE NORTH BY S.F.No.214/ Pt. 213, 265, 268, 271 of,

Sillanatham Village of Ottapidaram Taluk.

ON THE EAST BY S.F.No.254, 255,256 of Sillanatham

Village of Ottapidaram Taluk.

ON THE WEST BY S.F.No.218, 220, 222,223, 224 of

Saminatham Village.

15. DISPUTE RESOLUTION, GOVERNING LAWS AND JURISDICTION

15.1. Owing to the currency of the lease, any question of dispute or difference in relation to or in connection with the terms of the Lease Deed shall be resolved amicably between the Parties failing which such disputes shall be referred to a sole arbitrator, who shall be mutually appointed by the parties as per the provisions of the Arbitration and Conciliation Act,1996. The Lease Deed shall be subject to the applicable laws of India and the courts in Chennai shall have the exclusive jurisdiction.

16. NOTICES

16.1 Unless otherwise notified in writing with acknowledgement due, the address for notice/correspondence to either of the parties hereto shall be hereunder:

The LESSOR: **M/s. State Industries Promotion Corporation of Tamilnadu Limited, (SIPCOT)**

19- A, Rukmani Lakshmiipathy Road,

Egmore, Chennai - 8

The LESSEE: **VinFast Auto India Pvt Ltd,**

Level 6, Two Horizon Center, Golf Course Road, Sector 43, DLF 5,

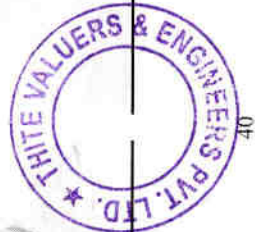
Gurgaon, Haryana - 122002.

[Signature]
Special Officer
Registration

[Signature]
CEO/Director
VinFast Auto India Pvt Ltd

INDEXED
of Book
Contains 60 Documents
Sub District
Dharmaparam

CEO/Director
VinFast Auto India Pvt Ltd



INDEXED
of Book
Contains 60 Documents
Sub District
Dharmaparam

SCHEDULE - B

(Description of the property concerned in this lease)

[Value of the Property Rs. 23,57,20,800/- (Rupees Twenty Three Crore Fifty Seven Lakhs Twenty Thousand and Eight Hundred only)]

All that piece and parcel of land known as Plot No B -1/2 in the SIPCOT's Industrial Park at Thoothukudi within the village limits of Therkkuveerapandiapuram and Sillanatham, Taluk of Ottapidaram sub registration of Ottapidaram and Sillanatham, Taluk of Ottapidaram in Thoothukudi Revenue District containing by admeasurement 294.651 acres or thereabouts and marked by Green Coloured boundary lines on the plan annexed hereto, bearing Survey Nos 214/Pt, 215/Pt, 216/Pt, 217/Pt, 218/Pt, 219/Pt, 220/Pt, 221/Pt, 225/Pr, 226, 227/Pt, 228, 229, 230, 231, 232/Pt, 233/Pt, 234/Pt, 235/Pt, 236, 237, 239/Pr, 240, 241, 242, 257/Pt, 258, 259/Pr, 260, 261, 262/Pt, 263/Pt, 264/Pt, 269/Pt of Sillanatham Village.

20/Pt, 22/Pt, 23/Pt, 30/Pt, 31/Pt, 32, 33/Pt, 34/Pt of Therkkuveerapandiya puram Village are bounded.
 On the North By : Sillanatham Village.
 On the South By : SIPCOT Land.
 On the East By : Sillanatham Village Private Land.
 On the West By : Swaminatham Village Private Land.

LINEAR MEASUREMENTS:

East to West on the North : 845.98 Metre.
 East to West on the South : 698.63 Metre.
 North to South on the East : 1370.91 Metre.
 North to South on the West : 1398.35 Metre.

IN WITNESS WHEREOF **Tmt.A.Joan Mary Selvarani, Project officer**, acting for and on behalf of the LESSOR and the CEO and Director, **Mr.Phani Santh Chau** acting for an on behalf of the LESSEE have hereunto set their hands on the day, month year first above written.

Signature of LESSOR

WITNESS:

1. *[Signature]*
 (A.S. Leo Vaid) **MANAGEMENT ENGINEER, SIPCOT, THOOTHUKUDI.**

2. *[Signature]*
A. Anto Vaidyasa
 (S.P.O. Thoothukudi)

Signature of LESSEE

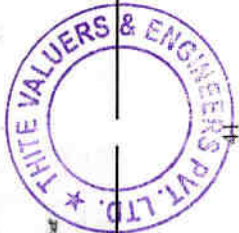
CEO/Director
Vinfast Auto India Pvt Ltd

Signed and delivered in the presence of:

WITNESS:

1. *[Signature]*
T. Prakasham
 (T. Prakasham, Vinfast Auto India Pvt Ltd)

2. *[Signature]*
V. M. S.
 (V. M. S., Vinfast Auto India Pvt Ltd)



[Signature]
 Project Officer
 Project Office
 Thoothukudi

[Signature]
 CEO/Director
 Vinfast Auto India Pvt Ltd

Specimen of Book of Entries
 Containing 60 Entries
 Total Page No. 120
 Date: 20/03/2024

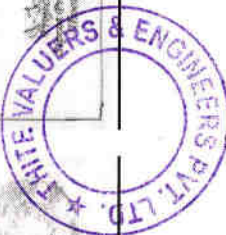
IN WITNESS WHEREOF THE COMMON SEAL OF **VINFEST AUTO INDIA PRIVATE LIMITED** has pursuant to Resolution of the Board of Directors of the company passed in the behalf on the **28th day of February Two Thousand and Twenty Four** hereunto affixed in the presence of the CEO and Director Mr. Pham Sanh Chau, of the company on the day, month and year first above written.

IN THE PRESENCE OF:

[Signature]

[Signature]
 Project Officer
 SIPCOT Project Office
 Thoothukudi

[Signature]
 CEO/Director
 VinFast Auto India Pvt Ltd

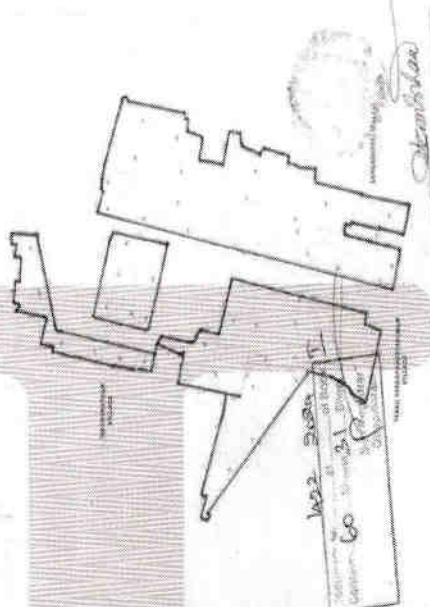


SIPCOT INDUSTRIAL PARK - THOOTHUKUDI
 NAME OF ALLOTTEE : VinFast Auto India Private Limited
 PLOT NO : B-1/2

EXTENT : 294.651 Acres
 Not to Scale

VILLAGE : Sillanatham & Therkkaverspandiapuram Village

SURVEY NO : 214/74, 215/74, 216/74, 217/74, 218/74, 219/74, 220/74, 221/74, 222/74, 223/74, 224/74, 225/74, 226/74, 227/74, 228/74, 229/74, 230/74, 231/74, 232/74, 233/74, 234/74, 235/74, 236/74, 237/74, 238/74, 239/74, 240/74, 241/74, 242/74, 243/74, 244/74, 245/74, 246/74, 247/74, 248/74, 249/74, 250/74, 251/74, 252/74, 253/74, 254/74, 255/74, 256/74, 257/74, 258/74, 259/74, 260/74, 261/74, 262/74, 263/74, 264/74, 265/74, 266/74, 267/74, 268/74, 269/74, 270/74, 271/74, 272/74, 273/74, 274/74, 275/74, 276/74, 277/74, 278/74, 279/74, 280/74, 281/74, 282/74, 283/74, 284/74, 285/74, 286/74, 287/74, 288/74, 289/74, 290/74, 291/74, 292/74, 293/74, 294/74, 295/74, 296/74, 297/74, 298/74, 299/74, 300/74, 301/74, 302/74, 303/74, 304/74, 305/74, 306/74, 307/74, 308/74, 309/74, 310/74, 311/74, 312/74, 313/74, 314/74, 315/74, 316/74, 317/74, 318/74, 319/74, 320/74, 321/74, 322/74, 323/74, 324/74, 325/74, 326/74, 327/74, 328/74, 329/74, 330/74, 331/74, 332/74, 333/74, 334/74, 335/74, 336/74, 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[Signature]
 CEO/Director
 VinFast Auto India Pvt Ltd

[Signature]
 Project Officer
 SIPCOT Project Office
 Thoothukudi

Ref.: MOT24-092/ANM/L



P-III/SIP-SILLANATHAM/VINEAST/2023

ALLOTMENT ORDER FOR PLOTS

Date: 19.02.2024

//RPAD/Mail//

M/s. VinFast Auto India Private Limited,
 02, Horizon Centre,
 Gold Club, Sector 43,
 Gurugram - 122002,
 Haryana State.

Dear Sir(s),

Sub: SIPCOT Industrial Park, Sillanatham & Thoothukudi Furniture Park, Phase-II, Thoothukudi District (C District) - Allotment of Plot No.B-1/377.93 acres in A-37/8.46 and Plot No.A-35/7.78 acres, A-36/7.53 acres, Park, Phase-II - Orders - Issued.

Ref: 1. Your on-line application 10.01.2024.
 2. PO, SIP, Thoothukudi letters dated 11.01.2024 & 16.01.2024.
 3. Your E-mail dated 17.01.2024.

1.1 The following plots in SIPCOT Industrial Park, Sillanatham & Thoothukudi Furniture Park, Phase-II, Thoothukudi District (C District) are allotted on lease for a period of ninety-nine years to set up a project to manufacture Electric Car and Battery Park.

Sl. No.	Description	Particulars	Plot No.	Extent in acres	Name of the Industrial Park
a)	Plot Nos:	B-1	377.93	Sillanatham Industrial Park	
		A-35	7.78	Thoothukudi Furniture Park	
		A-36	7.53	Thoothukudi Furniture Park	
		A-37	8.46	Thoothukudi Furniture Park	
b)	Total extent of the plot (in acres)		409.35		
c)	Water Quantity (in KL)	1102	230	KL/DXA	

State Industries Promotion Corporation of Tamil Nadu Limited
 (A Government of Tamil Nadu Undertaking)
 Regd. Office: 154, Rajawade Road, Madurai - 625 001, Tamil Nadu. Phone: 0452-231177. Fax: 402-1795. Website: www.sipcot.in

[Signature]
 Project Officer
 State Industries Promotion Corporation of Tamil Nadu Limited

[Signature]
 CEO/Director
 VinFast Auto India Pvt Ltd



SIPCOT

1.2 The extent mentioned above is subject to 90% "corporation" as was necessary with reference to the measurements made at the time of handing over the site. The total amount payable will also stand accordingly modified.

Sl. No.	Description	Amount (in Ru.)
A	2023-2024 (1 - 1 - 1)	32,66,44,000
B	(1) Amount towards cost of electricity at the scaled rate of 26.80 per kWh per kWh @ 408.35 acres x Rs.8,00,000/-	32,66,80,000
C	(2) Balance towards cost of electricity at 26.80 per kWh @ 38,502.50 sq.m @ 100%	32,66,80,000
D	2023-2024 (1 - 1 - 1)	32,66,80,000
E	2023-2024 (1 - 1 - 1)	32,66,80,000
F	2023-2024 (1 - 1 - 1)	32,66,80,000
G	2023-2024 (1 - 1 - 1)	32,66,80,000
H	2023-2024 (1 - 1 - 1)	32,66,80,000
I	2023-2024 (1 - 1 - 1)	32,66,80,000
J	2023-2024 (1 - 1 - 1)	32,66,80,000
K	2023-2024 (1 - 1 - 1)	32,66,80,000
L	2023-2024 (1 - 1 - 1)	32,66,80,000
M	2023-2024 (1 - 1 - 1)	32,66,80,000
N	2023-2024 (1 - 1 - 1)	32,66,80,000
O	2023-2024 (1 - 1 - 1)	32,66,80,000
P	2023-2024 (1 - 1 - 1)	32,66,80,000
Q	2023-2024 (1 - 1 - 1)	32,66,80,000
R	2023-2024 (1 - 1 - 1)	32,66,80,000
S	2023-2024 (1 - 1 - 1)	32,66,80,000
T	2023-2024 (1 - 1 - 1)	32,66,80,000
U	2023-2024 (1 - 1 - 1)	32,66,80,000
V	2023-2024 (1 - 1 - 1)	32,66,80,000
W	2023-2024 (1 - 1 - 1)	32,66,80,000
X	2023-2024 (1 - 1 - 1)	32,66,80,000
Y	2023-2024 (1 - 1 - 1)	32,66,80,000
Z	2023-2024 (1 - 1 - 1)	32,66,80,000
AA	2023-2024 (1 - 1 - 1)	32,66,80,000
AB	2023-2024 (1 - 1 - 1)	32,66,80,000
AC	2023-2024 (1 - 1 - 1)	32,66,80,000
AD	2023-2024 (1 - 1 - 1)	32,66,80,000
AE	2023-2024 (1 - 1 - 1)	32,66,80,000
AF	2023-2024 (1 - 1 - 1)	32,66,80,000
AG	2023-2024 (1 - 1 - 1)	32,66,80,000
AH	2023-2024 (1 - 1 - 1)	32,66,80,000
AI	2023-2024 (1 - 1 - 1)	32,66,80,000
AJ	2023-2024 (1 - 1 - 1)	32,66,80,000
AK	2023-2024 (1 - 1 - 1)	32,66,80,000
AL	2023-2024 (1 - 1 - 1)	32,66,80,000
AM	2023-2024 (1 - 1 - 1)	32,66,80,000
AN	2023-2024 (1 - 1 - 1)	32,66,80,000
AO	2023-2024 (1 - 1 - 1)	32,66,80,000
AP	2023-2024 (1 - 1 - 1)	32,66,80,000
AQ	2023-2024 (1 - 1 - 1)	32,66,80,000
AR	2023-2024 (1 - 1 - 1)	32,66,80,000
AS	2023-2024 (1 - 1 - 1)	32,66,80,000
AT	2023-2024 (1 - 1 - 1)	32,66,80,000
AU	2023-2024 (1 - 1 - 1)	32,66,80,000
AV	2023-2024 (1 - 1 - 1)	32,66,80,000
AW	2023-2024 (1 - 1 - 1)	32,66,80,000
AX	2023-2024 (1 - 1 - 1)	32,66,80,000
AY	2023-2024 (1 - 1 - 1)	32,66,80,000
AZ	2023-2024 (1 - 1 - 1)	32,66,80,000
BA	2023-2024 (1 - 1 - 1)	32,66,80,000
BB	2023-2024 (1 - 1 - 1)	32,66,80,000
BC	2023-2024 (1 - 1 - 1)	32,66,80,000
BD	2023-2024 (1 - 1 - 1)	32,66,80,000
BE	2023-2024 (1 - 1 - 1)	32,66,80,000
BF	2023-2024 (1 - 1 - 1)	32,66,80,000
BG	2023-2024 (1 - 1 - 1)	32,66,80,000
BH	2023-2024 (1 - 1 - 1)	32,66,80,000
BI	2023-2024 (1 - 1 - 1)	32,66,80,000
BJ	2023-2024 (1 - 1 - 1)	32,66,80,000
BK	2023-2024 (1 - 1 - 1)	32,66,80,000
BL	2023-2024 (1 - 1 - 1)	32,66,80,000
BM	2023-2024 (1 - 1 - 1)	32,66,80,000
BN	2023-2024 (1 - 1 - 1)	32,66,80,000
BO	2023-2024 (1 - 1 - 1)	32,66,80,000
BP	2023-2024 (1 - 1 - 1)	32,66,80,000
BQ	2023-2024 (1 - 1 - 1)	32,66,80,000
BR	2023-2024 (1 - 1 - 1)	32,66,80,000
BS	2023-2024 (1 - 1 - 1)	32,66,80,000
BT	2023-2024 (1 - 1 - 1)	32,66,80,000
BU	2023-2024 (1 - 1 - 1)	32,66,80,000
BV	2023-2024 (1 - 1 - 1)	32,66,80,000
BW	2023-2024 (1 - 1 - 1)	32,66,80,000
BX	2023-2024 (1 - 1 - 1)	32,66,80,000
BY	2023-2024 (1 - 1 - 1)	32,66,80,000
BZ	2023-2024 (1 - 1 - 1)	32,66,80,000
CA	2023-2024 (1 - 1 - 1)	32,66,80,000
CB	2023-2024 (1 - 1 - 1)	32,66,80,000
CC	2023-2024 (1 - 1 - 1)	32,66,80,000
CD	2023-2024 (1 - 1 - 1)	32,66,80,000
CE	2023-2024 (1 - 1 - 1)	32,66,80,000
CF	2023-2024 (1 - 1 - 1)	32,66,80,000
CG	2023-2024 (1 - 1 - 1)	32,66,80,000
CH	2023-2024 (1 - 1 - 1)	32,66,80,000
CI	2023-2024 (1 - 1 - 1)	32,66,80,000
CJ	2023-2024 (1 - 1 - 1)	32,66,80,000
CK	2023-2024 (1 - 1 - 1)	32,66,80,000
CL	2023-2024 (1 - 1 - 1)	32,66,80,000
CM	2023-2024 (1 - 1 - 1)	32,66,80,000
CN	2023-2024 (1 - 1 - 1)	32,66,80,000
CO	2023-2024 (1 - 1 - 1)	32,66,80,000
CP	2023-2024 (1 - 1 - 1)	32,66,80,000
CQ	2023-2024 (1 - 1 - 1)	32,66,80,000
CR	2023-2024 (1 - 1 - 1)	32,66,80,000
CS	2023-2024 (1 - 1 - 1)	32,66,80,000
CT	2023-2024 (1 - 1 - 1)	32,66,80,000
CU	2023-2024 (1 - 1 - 1)	32,66,80,000
CV	2023-2024 (1 - 1 - 1)	32,66,80,000
CW	2023-2024 (1 - 1 - 1)	32,66,80,000
CX	2023-2024 (1 - 1 - 1)	32,66,80,000
CY	2023-2024 (1 - 1 - 1)	32,66,80,000
CA	2023-2024 (1 - 1 - 1)	32,66,80,000

(Rupees Thirty Four Crores Thirty Lakh Fourteen Thousand and one Hundred only)

2.1 The amount due by the allottee shall be interest free and refunded if the allotment conditions are not complied with the stipulated time as per the Allotment Order/Lease Deed.

2.2 The allottee shall pay a sum of Rs. 1000/- (Rupees One thousand only) as 100% of the annual lease rent in advance. The annual lease rent is computed at Rs. One per year for 99 years, i.e., Rs. 99,000/-.

State Industries Promotion Corporation of Tamil Nadu Limited
 (A Government of Tamil Nadu Undertaking)
 Regd. Office: 154, Rajawade Road, Madurai - 625 001, Tamil Nadu. Phone: 0452-231177. Fax: 402-1795. Website: www.sipcot.in

[Signature]
 Project Officer
 State Industries Promotion Corporation of Tamil Nadu Limited

[Signature]
 CEO/Director
 VinFast Auto India Pvt Ltd



providing such other common facility. SIPCOT shall have further right within the area of the allotted plot including the building standing thereon, as and when felt necessary by SIPCOT, to lay down, place, maintain, alter, remove or repair any pipes, pipe lines, conduits for service lines, posts, wires, or other appliances or apparatus in, on, under, over, along or across the plot in such area for the purposes of providing any common amenities or services for the Industrial Park and the same may be done either directly by any person either generally or specially authorised by SIPCOT in this behalf and the allottee agrees for the same.

5.4 SIPCOT reserves the right to impose any further conditions and stipulations, or alterations in the regulations which are reasonable, justified and necessary at any time for the establishment of Industrial Park and for the benefit of the Industrial Park as a whole by way of policy decisions and office orders / circulars which shall be published as and when imposed, and such applicable office orders/circulars shall be binding on the allottee.

6

6.1 The allotment order is issued to the company consisting of the following Shareholders:

Sr No.	Name of Shareholders (Tvd.)	The % of Shareholding
1.	VinFast Auto Ltd	99.90%
2.	Nguyen Thi Van Trach	0.10%
Total		100.00%

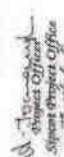
6.2 The allottee shall obtain prior approval from SIPCOT in the following aspects and shall pay applicable charges as per the prevailing policy of SIPCOT.

- a. Change in Constitution of the Allottee
- b. Change in Management of the Allottee
- c. Transfer of Leasehold rights either in whole or in part.

State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)
 Regd Office: 15-A, Eswaran Lakshminagar Road, Taramani, Chennai - 600 055.
 Phone: 4320 1172; Fax: 4328 1186; Website: www.sipcot.in

Signature
 CEO/Director
 VinFast Auto India Pvt Ltd



SIPCOT

VinFast Auto India Pvt Ltd

Copy To:

- 1. The Managing Director (CEO), SIPCOT, Industrial Park, Guadalupe Poligon, 11, Road, 471, Anna Salai, Chennai - 600 035. / RPAD/Mani/
- 2. The Project Officer, SIPCOT, Industrial Park, Thoothukudi. / By Post / Mail /
- 3. Allotment Cell
- 4. Finance Department

(To be completed by allottee)

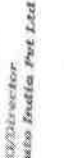
General Manager (P-111)

1002 3024
 at of Book
 1002 3024
 at of Book
 1002 3024
 at of Book

State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)
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 Phone: 4320 1172; Fax: 4328 1186; Website: www.sipcot.in

Signature
 CEO/Director
 VinFast Auto India Pvt Ltd



Ref.: MOT24-092/ANM/L



SIPCOT

F110/2017-19/ANM/NS/2023

M/s. Piyasat Auto India Private Limited,
Surrogate Assessment Pkdw - 8,
Sector 12, CPRI/KA,
Vengal Rao, Chennai - 600 076.

Date: 13.03.2024

/MANU/RRAD/

Sub: SIPCOT Industrial Zone, Sillanarayan & Theobald Road, Pkdw Private,
D, Theobald Road, (C. District) - allotment of 14.73 acres, 3.172.90
acres in Sillanarayan and Plot No. A, 25/2.78 acres, A, 31/2.33 acres, A -
37/3.45 acres & A-38/6.48 acres in Theobald Road, Pkdw Private - II -
allotment made by 10% first cost Auto India private limited to modify
conduits in Canal side Pkdw.

- Part: 1. This office allotment order No. R/31/STP- TUV V/MS/2023, dated
19.02.2024.
2. This office amendment letter dated 23.02.2024.
3. This office order upon submission dated 24.02.2024.
4. G.O (MS) No.33, Industrial, Investment Promotion & Commerce
(MID) Department, dated 12.03.2024.
5. Your letter dated 02.03.2024, File No. dated 27.03.2024 from
M/s. Piyasat Auto India Private Limited.

With reference to the above and request made by you, we hereby inform
that allotment is made to the applicant 2.001, 2.1, 2.4, 3.1, 3.3, 3.4, 3.5,
3.6/02, 2.7, 2.10, 6.2, 6.4, 6.11 of attached order as follows:

S.No	SIPCOT Allotment Order	Subscribed	Allotment Order
1.	SIPCOT Auction Deed - 3/31/4.000	2.001	2.1
2.	3/31/4.000	2.1	2.4
	3/31/4.000	2.4	3.1
	3/31/4.000	3.1	3.3
	3/31/4.000	3.3	3.4
	3/31/4.000	3.4	3.5
	3/31/4.000	3.5	3.6

State Industries Promotion Corporation of Tamil Nadu Limited

10, Government of Tamil Nadu, (SIPCOT Building),
Chennai - 600 017. Fax: 4529 1171. Website: www.sipcot.com

Signature of Project Officer
Stamp of Project Office
Stamp of State Industries Promotion Corporation of Tamil Nadu Limited
Stamp of Piyasat Auto India Pvt Ltd



SIPCOT

Calculation of the SIPCOT found that the allottee has a
plot allotted amount for the allotment for the purpose of the allotment
Allottee has not paid the other than the other than the other than the other than
the purpose for which the plot is allotted. The allottee has not paid the other than
and is in non-compliance of the conditions of the allotment order. The allottee has
and conditions of the allotment order. The allottee has not paid the other than
project and non-compliance of the conditions of the allotment order. The allottee has
of the allotment order. The allottee has not paid the other than the other than the other than
of 5.00.

The other terms and conditions of the allotment order are as follows:
letter in 2. The other terms and conditions of the allotment order are as follows:
SIPCOT
MANAGING DIRECTOR

- Copy to:
- The Project Officer, SIPCOT Project Office, Chennai.
 - Investment Cell.
 - Finance Department.

General Manager - 9-11

Stamp: Document No. of Book of Loans
Stamp: Piyasat Auto India Pvt Ltd

State Industries Promotion Corporation of Tamil Nadu Limited

10, Government of Tamil Nadu, (SIPCOT Building),
Chennai - 600 017. Fax: 4529 1171. Website: www.sipcot.com

Signature of Project Officer
Stamp of Project Office
Stamp of State Industries Promotion Corporation of Tamil Nadu Limited
Stamp of Piyasat Auto India Pvt Ltd

Ref.: MOT24-092/ANM/L



SIPCOT

P-111/SIP-TUT/VINFAST/2024
 M/s Vinfast Auto India Private Limited,
 Flat No. 16A, Ground Floor,
 Sreevidya Apartment-Pocket - 8,
 Sector 12, DWARKA,
 West Delhi,
 Delhi - 110 076.
 S/N:

SIPCOT



Proforma charges
 If applicable @ 3% on the amount of
 Rs. 25,00,000/- @ 3% = Rs. 7,50,000/-
 50% Capital Cost of Water Supply
 Rs. 10,00,000/-
 50% allocated quantity
 Rs. 5,00,000/-
 50% Initial Deposit
 Rs. 2,50,00,000/-
 C. Balance amount payable (20%)
 Rs. 2,50,00,000/-
 D. Caution Deposit (20%)
 Rs. 2,50,00,000/-
 E. Less Lease Rent in Advance
 Rs. 100/-
 F. Total amount payable (20%)
 Rs. 2,50,00,000/-
 G. Less: Amount @ 20% paid
 (Proportional amount taken)
 Rs. 2,50,00,000/-
 H. Net amount payable
 Rs. 0/-

The other terms and conditions of our allotment orders /Amendment letter-1st, 2nd and 3rd cited remain unchanged.

Sub: SIPCOT Industrial Park, Sillanathuram - allotment of plots B-1 measuring 408.35 acres at SIPCOT Industrial Park, Sillanathuram to Vinfast Auto India Private Limited - Request made for bifurcation of plots into two separate large parcels for operational convenience - Amendment issued.

Ref: 1. This office allotment order No. P-111/SIP-TUT/VINFAST/2024 dated 19.02.2024.
 2. This office amendment letter dated 23.02.2024.
 3. This office letter upon permission dated 24.02.2024.
 4. This office amendment letter dated 27.03.2024 from M/s. Vinfast Auto India Private Limited.
 5. This amendment letter P-111/SIP-TUT/VINFAST/2024 dated 27.03.2024.

With reference to the above and your e-mail as cited, we issue amendment to the condition No.1.1 and 2.0 of allotment order as detailed below subject to remittance of processing fee of Rs.11,80,000/- (Rupees Eleven Thousand Eight hundred only) including GST.

Sr.	Description	Particulars	Amount (in Rs.)
a.	PLOT Nos.	B-1/1	
b.	Total Extent of the Plot (in Acres)	133.699 acres	
c.	Product	Integrated Electric Vehicle Facility	
A.	Plot cost (Rs.44%)		9,09,59,200
1.	Amount towards plot extent at the subsidized rate of Rs.6,00,000/- per acre (113-699 acres) (Rs. 6,00,000/-)		9,09,59,200

State Industries Promotion Corporation of Tamil Nadu Limited
 (A Government of Tamil Nadu Undertaking)
 Registered Office: 15-A, Bushan Lakshminagar, West, Post Box No. 7220, Egmore, Chennai - 600 008
 Phone: 4026 1777, Fax: 4026 1246, Website: www.sipcot.in.gov.in

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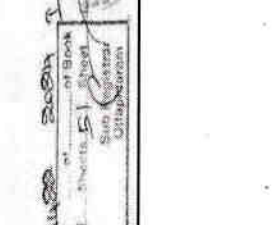
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 Phone: 4026 1777, Fax: 4026 1246, Website: www.sipcot.in.gov.in

Ref.: MOT24-092/ANM/L



SIPCOT
 P-III/5IP-TUT/VINFAST/2023
 M/s. VinFast Auto India Private Limited,
 Flat No.164, Ground Floor,
 Suryodaya Apartment Pocket - B,
 Sector 12, DW, RKK,
 West Delhi,
 Delhi - 110 074.
 Date: 27.03.2024
 (Mail/PPAD/)

Sirs,
 Sub: SIPCOT Industrial Park, Sittafaham - Allotment of plots B-I, measuring 406.35 acres at SIPCOT Industrial Park, Sittafaham to VinFast Auto India Private Limited - Request made for bifurcation of plots into two separate land parcels for operational convenience - Amendment issued - Flag
 Ref: 1. This office allotment order No. P-III/5IP- TUT/ VINFAST/ 2023, dated - 19.02.2024.
 2. This office amendment letter dated 23.02.2024.
 3. This office letter upon permission dated 24.02.2024.
 4. E-mail dated 27.03.2024 from M/s. VinFast Auto India Private Limited.
 5. This amendment letter P-III/5IP- TUT/ VINFAST/ 2024 dated 27.03.2024

With reference to the above and your e-mail dated, we issue allotment to the condition No.1 and 2.0 of allotment order as detailed below, subject to resistance of processing fee of Rs.11,000/- (Rupees Eleven Thousand Eight Hundred only) including GST.

Sl. No.	Description	Particulars	(Amount in Rs.)
a.	PLOT No.	B-1/2	
b.	Total Extent of the Plot (in Acres)	294.631 acres	
c.	Product	Integrated Electric Vehicle Facility - II.	
A.	Plot cost (I+II+III)		23,57,20,000
I.	Amount towards plot allotment at the subsidised rate of		

State Industries Promotion Corporation of Tamil Nadu Limited
 (A Government of Tamil Nadu Undertaking)
 C-11, Uththara Thiruvalluvar Street, Gundurambakkam
 Regd. Office: 19A, Rameswari Lakshminarayana Road #688, Sec No. 1223, Egmore, Chennai - 600 002
 Phone: 4525 5777, Fax: 4525 1794, Website: www.sipcot.in/govt

(Signature)
 Project Officer
 SIPCOT Industrial Park
 Sittafaham
 Enclosure as at 19/03/24
 Contd.ans 60 - Sheets 5/7
 Sub Registrar
 Chidambaram



Rs.100 BANKS per row (20x45)
 SIPCOT
 1. Promissory Note (P.N.) on A (I) above, at 5% on the per C/D
 2. Total amount payable (C+D+E)
 3. Less: Amount already paid (proportionate amount taken)
 4. Net amount payable

A	Rs. 100	20	20
B	100	20	20
C	100	20	20
D	100	20	20
E	100	20	20
F	100	20	20
G	100	20	20
H	100	20	20
I	100	20	20
J	100	20	20
K	100	20	20
L	100	20	20
M	100	20	20
N	100	20	20
O	100	20	20
P	100	20	20
Q	100	20	20
R	100	20	20
S	100	20	20
T	100	20	20
U	100	20	20
V	100	20	20
W	100	20	20
X	100	20	20
Y	100	20	20
Z	100	20	20

(Rupees One Hundred Only)
 The other terms and conditions of the allotment orders (P-III/5IP- TUT/ VINFAST/ 2024) and 5/16/2024 remain unchanged.
 Yours faithfully,
 MANAGING DIRECTOR


















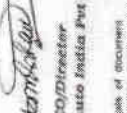


(Signature)
 Project Officer
 SIPCOT Industrial Park
 Sittafaham
 Enclosure as at 19/03/24
 Contd.ans 60 - Sheets 5/7
 Sub Registrar
 Chidambaram

State Industries Promotion Corporation of Tamil Nadu Limited
 (A Government of Tamil Nadu Undertaking)
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 Phone: 4525 5777, Fax: 4525 1794, Website: www.sipcot.in/govt

(Signature)
 Project Officer
 SIPCOT Industrial Park
 Sittafaham
 Enclosure as at 19/03/24
 Contd.ans 60 - Sheets 5/7
 Sub Registrar
 Chidambaram



Ref.: MOT24-092/ANM/L

Original R/Ottapidaram/Book-114322024		Original R/Ottapidaram/Book-114322024	
<p>Presented in the office of the Sub Registrar of Ottapidaram and her of ₹ 80,000/- paid at 11:20 AM on the 24/05/2024 by</p> <p>Left Thumb</p>  	<p>Identified by Witness 1 Left Thumb</p>  	<p>Identified by Witness 2 Left Thumb</p>  	<p>Identified By Witness 2 Left Thumb</p>  
<p>Execution witnessed by Left Thumb</p>  	<p>Signature of the person witnessed through Consent based AADHAR Authentication using Thumb Impression with UIDAI reference No. : UKC-45450348028339050482159616441223704 (Details from UIDAI : Joan Mary Selvaraj) Arinjhalai Pandalan W/O Puli Aruckia Pandian, 1906, xxxxxxxx019)</p>  	<p>Signature of the person witnessed through Consent based AADHAR Authentication using Thumb Impression with UIDAI reference No. : UKC-45450348028339050482159616441223704 (Details from UIDAI : Joan Mary Selvaraj) Arinjhalai Pandalan W/O Puli Aruckia Pandian, 1906, xxxxxxxx019)</p>  	<p>MR. PRANALATSEN Son of THIRUPATHY C-2, Mission school street, Lakshipuram pettaiyandam, Alagappal Thero, Thero, Tamil Nadu, India, 605023. Identity of the person verified through Consent based AADHAR Authentication using Thumb Impression with UIDAI reference No. : UKC-250417702005853534505ad9e37092043ad (Details from UIDAI : PERAKALATHAN SO, Thirupathy, 1901, xxxxxxxx6035)</p>  
<p>Claim admitted by Left Thumb</p>  	<p>Signature of the person witnessed through Consent based AADHAR Authentication using Thumb Impression with UIDAI reference No. : UKC-45450348028339050482159616441223704 (Details from UIDAI : Joan Mary Selvaraj) Arinjhalai Pandalan W/O Puli Aruckia Pandian, 1906, xxxxxxxx019)</p>  	<p>Signature of the person witnessed through Consent based AADHAR Authentication using Thumb Impression with UIDAI reference No. : UKC-45450348028339050482159616441223704 (Details from UIDAI : Joan Mary Selvaraj) Arinjhalai Pandalan W/O Puli Aruckia Pandian, 1906, xxxxxxxx019)</p>  	<p>MR. PRANALATSEN Son of THIRUPATHY C-2, Mission school street, Lakshipuram pettaiyandam, Alagappal Thero, Thero, Tamil Nadu, India, 605023. Identity of the person verified through Consent based AADHAR Authentication using Thumb Impression with UIDAI reference No. : UKC-250417702005853534505ad9e37092043ad (Details from UIDAI : PERAKALATHAN SO, Thirupathy, 1901, xxxxxxxx6035)</p>  
<p>Identified by Witness 1 Left Thumb</p>  	<p>Signature of the person witnessed through Consent based AADHAR Authentication using Thumb Impression with UIDAI reference No. : UKC-45450348028339050482159616441223704 (Details from UIDAI : Joan Mary Selvaraj) Arinjhalai Pandalan W/O Puli Aruckia Pandian, 1906, xxxxxxxx019)</p>  	<p>Signature of the person witnessed through Consent based AADHAR Authentication using Thumb Impression with UIDAI reference No. : UKC-45450348028339050482159616441223704 (Details from UIDAI : Joan Mary Selvaraj) Arinjhalai Pandalan W/O Puli Aruckia Pandian, 1906, xxxxxxxx019)</p>  	<p>MR. PRANALATSEN Son of THIRUPATHY C-2, Mission school street, Lakshipuram pettaiyandam, Alagappal Thero, Thero, Tamil Nadu, India, 605023. Identity of the person verified through Consent based AADHAR Authentication using Thumb Impression with UIDAI reference No. : UKC-250417702005853534505ad9e37092043ad (Details from UIDAI : PERAKALATHAN SO, Thirupathy, 1901, xxxxxxxx6035)</p>  



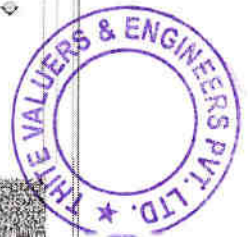
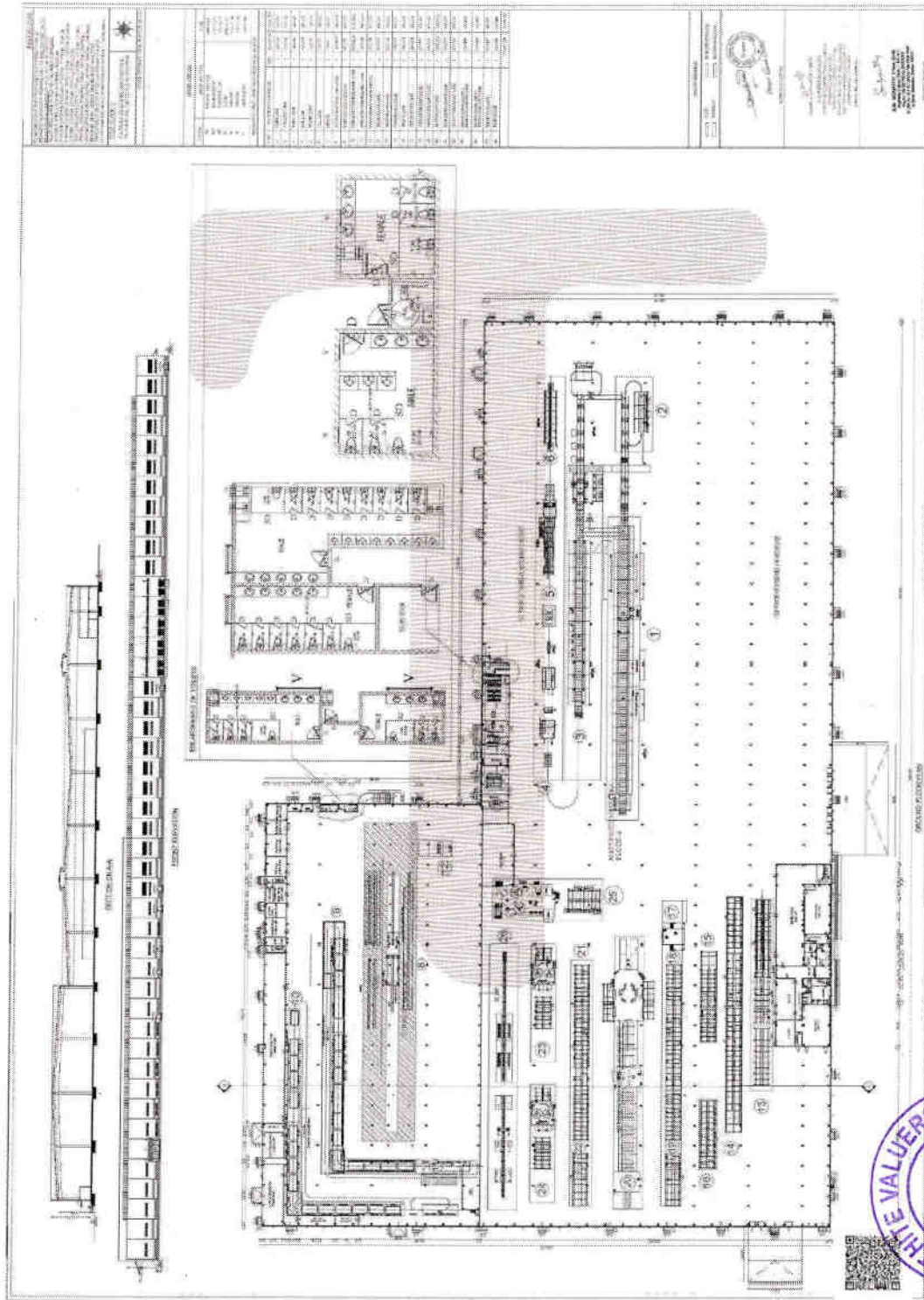
Registered as Name: R/Ottapidaram/Book-114322024
Date: 24/05/2024
Ottapidaram

Registered as Name: R/Ottapidaram/Book-114322024
Date: 24/05/2024
Ottapidaram

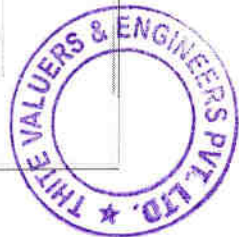
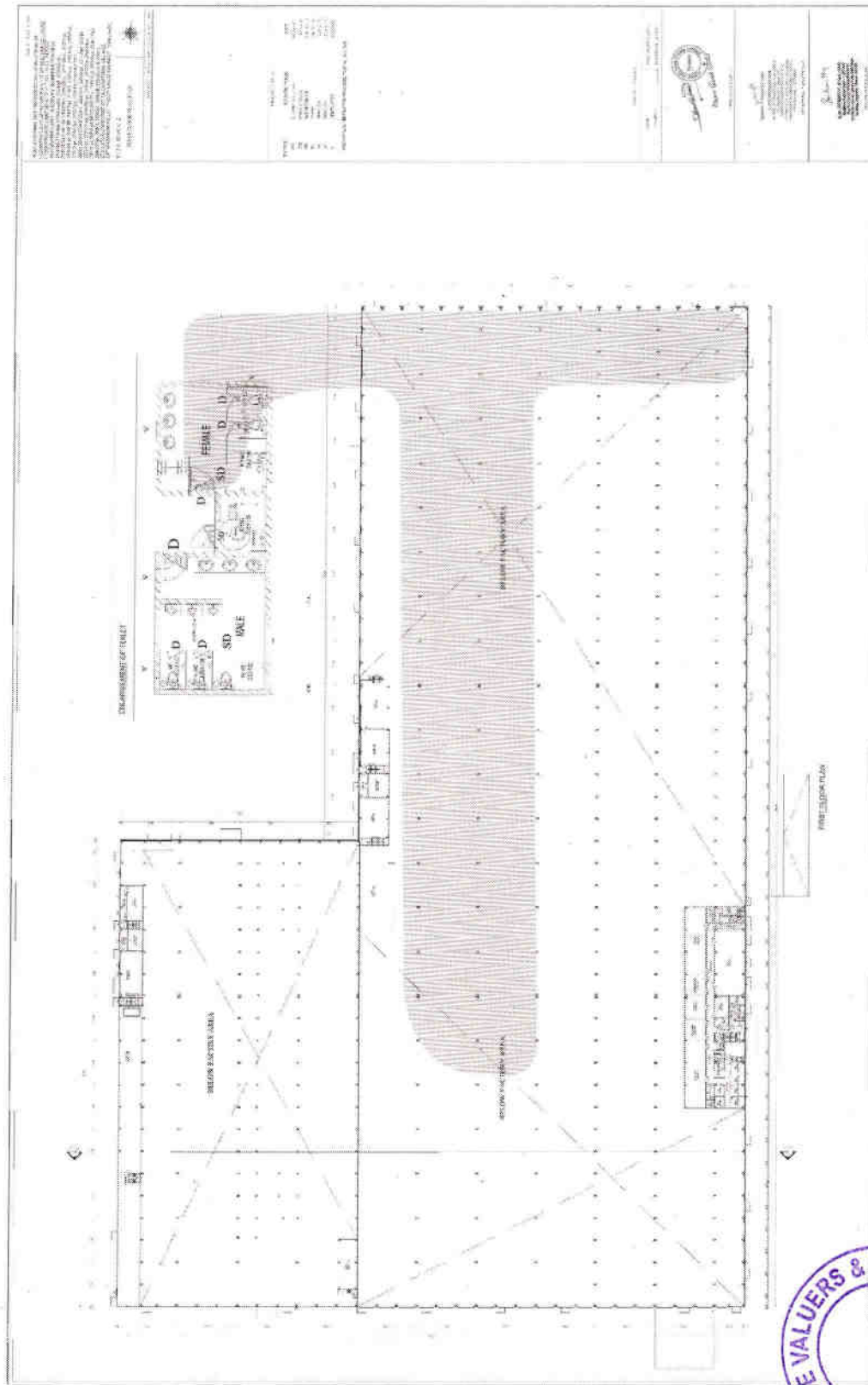
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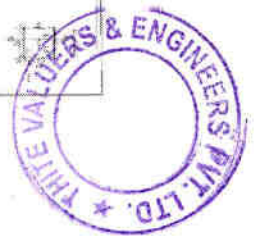
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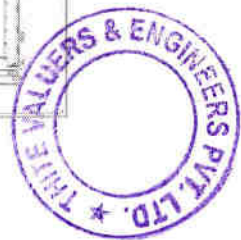
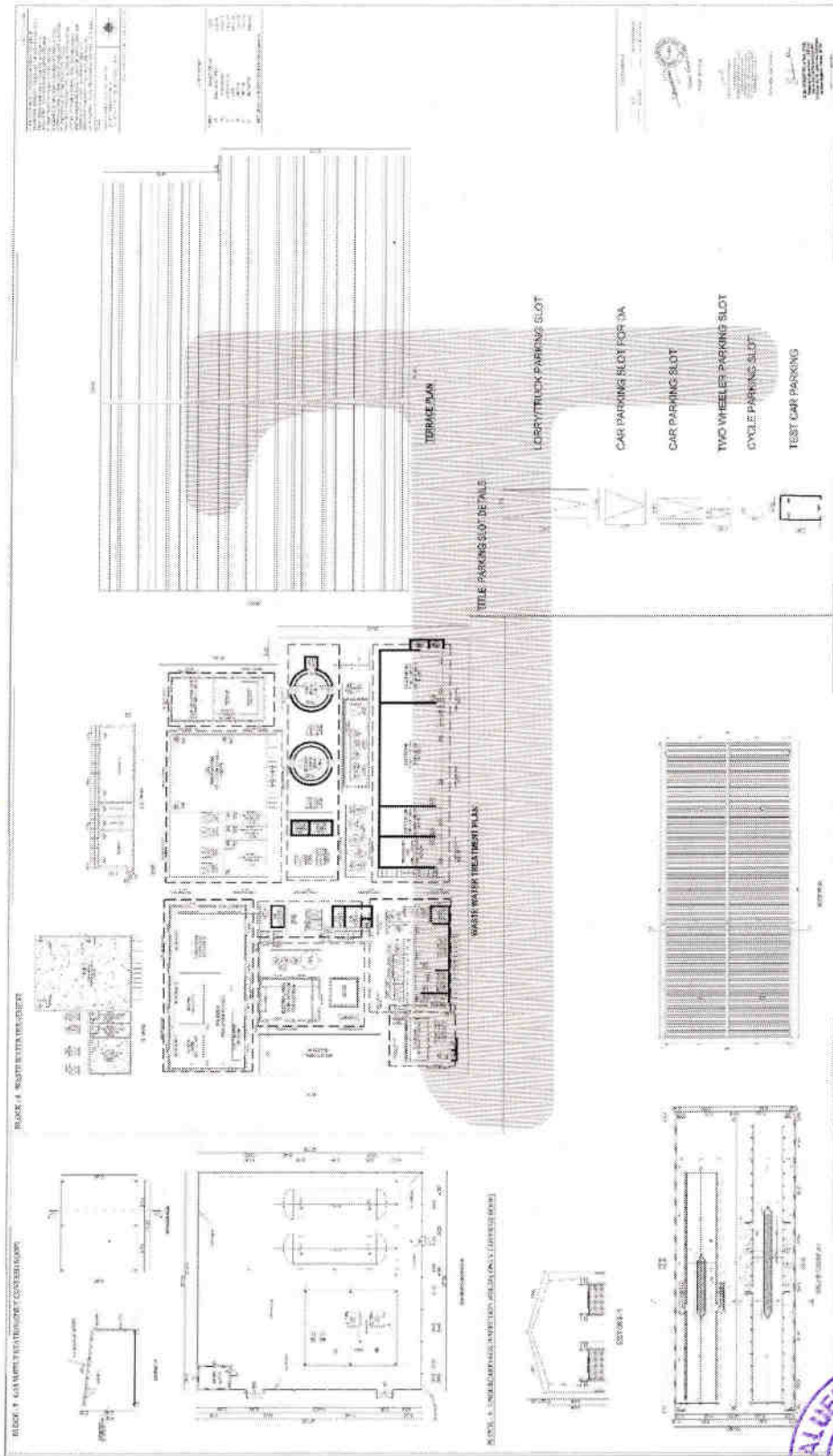
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Ref.: MDT24-092/ANM/L



Ref.: MOT24-092/ANM/L



Govt. Land Rate



ABSTRACT

Land Alienation – Thoothukudi District – Ottapidaram Taluk – Sillanatham Village – S.Nos.224 & etc., – Extent 1.80.00 Hectare – Classified as "Government Poramboke Vandipathai" – Alienation of land in favour of SIPCOT for the purpose of Industrial Estate – Orders Issued.

**Revenue & Disaster Management Department,
Land Disposal Wing, LD7(1) Section**

G.O.(Ms.) No.444

Dated: 22.10.2024

குளாதி வருடம், ஜூன்-5
திருவள்ளூர் - ஆகஸ்டு 2055

Read:

1. From the District Collector, Thoothukudi Letter No.E5/23469/2020, dated 20.04.2023.
2. From the Commissioner of Land Administration, letter No.B3/4170788/2023, dated 31.08.2023.

ORDER:

In the letter first read above, the District Collector, Thoothukudi has recommended and sent the proposal for alienation of Government land, measuring an extent of 1.80.00 Hectare in S.No.224 & etc., classified as "Government Poramboke Vandipathai" in Sillanatham Village, Ottapidaram Taluk, Thoothukudi District in favour of SIPCOT for the purpose of Industrial Estate on collection of land cost with usual terms and conditions as per RSO 24.

In the letter second read above, the Commissioner of Land Administration has stated that the proposal of the District Collector, Thoothukudi has been scrutinized with reference to prevailing rule provisions and found that the particulars of land proposed for alienation are as follows:-

Sl. No	Survey No.	Extent (Hectare)	Classification
1.	224/5	0.26.00	Vandipathai
2.	227/3	0.11.50	
3.	228/4	0.15.50	
4.	229/3	0.06.00	
5.	230/3	0.05.50	
6.	231/2	0.06.50	
7.	231/6	0.17.00	

8.	233/2	0.28.00	Vandipathai
9.	234/1	0.11.50	
10.	259/4	0.07.50	
11.	261/1	0.08.00	
12.	262/4	0.18.00	
13.	269/3	0.11.50	
14.	270/2	0.07.50	
Total		1.80.00	

- (i) The requisition body has given application as per RSO 24 and an undertaking to abide to the conditions that would be imposed by the Government.
- (ii) "A-1" Notice was published in the Village on 20.01.2022 and no objections were received from public.
- (iii) Village Administrative Officer and Public statement were obtained in favour of the proposal.
- (iv) The Village Panchayat Resolution has been passed in favour of this proposal.
- (v) The District Revenue Officer, Thoothukudi has inspected the proposed land on 03.04.2023 and reported that there are no religious structures, historical monument, temples and well are located in the subject land.
- (vi) Draft withdrawal notification as per Tamil Nadu Panchayat Act 1994, under section 125(2) has been issued by the District Collector, Thoothukudi to exclude the proposed land vested under the control of Sillanatham Village.

3. Regarding the fixation of land value of the proposed land, the District Collector, Thoothukudi, has gathered the sales statistics from Ottapidaram Sub-Registrar Office, Thoothukudi Joint Sub-Registrar Office-1, Thoothukudi Melur and Kilur Sub-Registrar Office in Sillanatham, Saminatham, South Veerapandiapuram, Pudur Pandiyapuram, Meelavittan-1, Sangaraperi Village, for the period covering from 01.01.2019 to 15.11.2021, wherein 7226 sales have been taken place. Out of these, 15 sales have been taken for consideration in Annexure-I and no sale has been taken place in Annexure II & III finally. Hence, the District Collector, Thoothukudi has adopted the Guide Line Value for the proposed land.

Guide Line Value of the adjacent patta land as per G.O.(Ms) No.117, Revenue and Disaster Management Department, dated 18.03.2022 is arrived at Rs.13,00,000/- per hectare. In this regard, the land cost for the proposed extent is calculated as follows:-

Land value per Hectare	=	Rs. 13,00,000/-
Land value for the proposed land 1.80.00 Hectare X	=	Rs. 23,40,000/-
Rs.13,00,000/-		



4. The Commissioner of Land Administration has recommended the proposal of the District Collector, Thoothukudi for alienation of Government land, measuring an extent of 1.80.00 Hectare in S.Nos.244 & etc., classified as "Government Poramboke Vandipathal" in Sillanatham Village, Ottapidaram Taluk, Thoothukudi District in favour of SIPCOT for the purpose of Industrial Estate on collection of land cost with usual terms and conditions as per RSO 24.

5. Further, in the 43rd Secretariat Level Committee meeting held on 03.11.2023, this proposal has been agreed by Rural Development and Panchayat Raj Department.

6. The Government after careful examination have decided to accept the proposal of the District Collector, Thoothukudi and recommendation of the Commissioner of Land Administration and based on the decision taken in 43rd Secretariat Level Committee meeting and here by order for alienation of Government land, measuring an extent of 1.80.00 Hectare in S.Nos. 224/5, 227/3, 228/4, 229/3, 230/3, 231/2, 231/6, 233/2, 234/1, 259/4, 261/1, 262/4, 269/3 and 270/2, classified as "Government Poramboke Vandipathal" in Sillanatham Village, Ottapidaram Taluk, Thoothukudi District in favour of SIPCOT for the purpose of establishment of Industrial Estate on collection of land cost of Rs.23,40,000/- (Rupees Twenty Three Lakhs Forty Thousand only) along with 12% notional increase from the date of issue of order till the remittance of land cost and other charges with usual terms and conditions as prescribed under the provisions of RSO 24, subject to the following conditions.

Conditions:-

- (i) Stone charge, Sub-division charges and tree value etc., should be collected from the requisitioning body;
- (ii) The Requisitioning body should abide by all the conditions imposed by the Government;
- (iii) The land should be used only for the purpose for which it is alienated;
- (iv) The Requisitioning body should return the land or part thereof to the Revenue & Disaster Management Department, if it is no longer required.

7. The Commissioner of Land Administration and the District Collector, Thoothukudi are requested to take further action as per the orders issued in paragraph 6 above and the District Collector, Thoothukudi is also instructed to make necessary changes in Revenue Records within a period of one month.

(By Order of the Governor)

P.AMUDHA,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Commissioner of Land Administration, Chepauk, Chennai - 600 005.
The District Collector, Thoothukudi District.

The Managing Director, Tamil Nadu Industrial Development Corporation Limited, 19-A, Rukmini Lakshminpathy Road, Egmore, Chennai - 600 008.

Copy to

The Rural Development and Panchayat Raj Department, Secretariat, Chennai - 600 009.

The Finance Department, Secretariat, Chennai - 600 009.
The Senior Private Secretary to Principal Secretary to Government (Revenue and Disaster Management) Department, Secretariat, Chennai - 600 009.

The Special Personal Assistant to Hon'ble Minister (Revenue and Disaster Management Department), Secretariat, Chennai - 600 009.
The Special Personal Assistant to Hon'ble Minister (Rural Development) Department, Secretariat, Chennai-600 009.

The Special Personal Assistant to Hon'ble Minister (Finance and Environment & Climate Change), Secretariat, Chennai - 600 009.

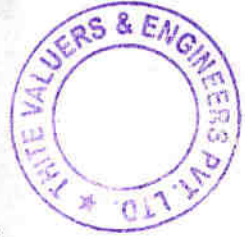
The Resident Audit Officer, Secretariat, Chennai - 600 009.

The Revenue and Disaster Management (OP-II) Department, Secretariat, Chennai - 600 009.


Stock File / Spare Copy.

// Forwarded by Order //


No. 21/2024
23/03/2024
SECTION OFFICER




SIPCOT Land Rate



State Industries Promotion Corporation of Tamil Nadu Limited (SIPCOT)





Land Details

Land Type: All | Industry Type: Furniture Park | Industrial Complex: Theobaldur Furniture Park Phase-1 - Theobaldur

View GIS Map | Login to Apply

Land Details (Updated On: 09-11-2024 04:11:07)

District: Theobaldur

Total Lands: 207.64 acres

Available Land For Allotment: 254.00 acres

Industrial Plot - Rate Per Acre: 80 Lakhs

Commercial Plot - Rate Per Acre: 500 Lakhs

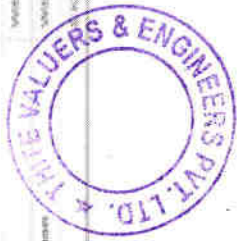
50% land cost subsidy is available for eligible industries, with minimum 50 Numbers of employment for All C districts. (Ineligible industries list annexeure. Click to download)

Linkage and Connectivity(Nearest)

Theobaldur Airport - Vagalkulam - Tamil Nadu [TCR]	10 KM
Theobaldur Port	10 KM
Mishevaram Railway Station	3 KM
Theobaldur Railway Station	13 KM
Fire Station	Within the Complex
Police Station	Within the Complex
Electrical Sub station	Within the Complex
Govt Hospital	N/A

Available Land For Allotment

Sl. No	Plot No	Area (Acres)	Rate (Lakhs)	Category
1	A10	0.21	16.80	Industrial
2	A20	10.00	800.00	Industrial
3	A21	8.13	650.40	Industrial
4	A22	7.02	561.60	Industrial



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Guideline Search

Search Criteria :

Zone: **THIRUNELVELI**
 Guideline Village: **SILLANATHAM**
 Revenue District: **THOOTHUKKUDI**
 Sheet/Survey Number: **214**

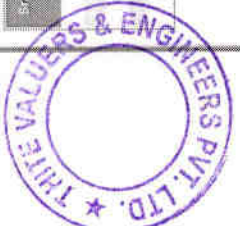
Sub Registrar Office:
 Revenue Village:
 Revenue Taluk:

Ottapidaram
Sillanatham
Ottapidaram

5 items found, displaying all items

Sr.No	Survey/Subdivision No.	Capital Value (₹) [English Value]	Capital Value (₹) [Tamil Value]	Land Classification	Effective Rate Date	Download
1	214/1	0	0	Govt. Others	01-Jul-2024	
2	214/2A	227844/ Acre	563500/ Hectare	Dry Mosaic/Land Type - I	01-Jul-2024	
3	214/2B	227844/ Acre	563500/ Hectare	Dry Mosaic/Land Type - I	01-Jul-2024	
4	214/3	227844/ Acre	563500/ Hectare	Dry Mosaic/Land Type - I	01-Jul-2024	
5	214/4	227844/ Acre	563500/ Hectare	Dry Mosaic/Land Type - I	01-Jul-2024	

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Land Rate is Same For Survey Nos. 214 (pt), 215 (pt), 216 (pt), 217 (pt), 218 (pt), 219 (pt), 220 (pt), 221 (pt), 222 (pt), 223 (pt), 224 (pt), 225 (pt), 226, 227 (pt), 228, 229, 230, 232 (pt), 231, 233 (pt), 234 (pt), 235 (pt), 236, 237, 239 (pt), 240, 241, 242, 257 (pt), 258, 259 (pt), 260, 261, 262 (pt), 264 (pt), 269 (pt) and 270 (pt), as per registration department.

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Guideline Search

Search Criteria :

Zone: **THIRUNELVELI**
 Guidelines Village: **OTTAPIDARAM**
 Revenue District: **THOOTHUKKUDI**
 Street/Survey Number: **263**

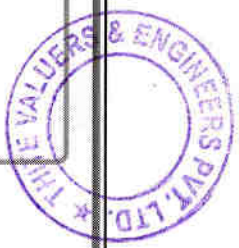
Sub Registrar Office:
Revenue Village:
Revenue Station:

OTTAPIDARAM
OTTAPIDARAM
OTTAPIDARAM


4 items found, displaying all items

S.No	Survey/Subdivision No.	Guideline Value (7) (British Value)	Guideline Value (2) (Metric Value)	Land Classification	Effective Start Date	G.P.Download
1	263/1	2000000/ Acre	494500/ Hectare	Dry Maanarani Lands Type - III	01-Jul-2024	
2	263/2	2000000/ Acre	494500/ Hectare	Dry Maanarani Lands Type - III	01-Jul-2024	
3	263/3	2000000/ Acre	494500/ Hectare	Dry Maanarani Lands Type - III	01-Jul-2024	
4	263/4	2000000/ Acre	494500/ Hectare	Dry Maanarani Lands Type - III	01-Jul-2024	

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Guideline Search

Search Criteria :

Zone: THIRUVELLI

Guideline Village: SOUTH VEERAPANDIVAPURAM

Revenue District: THOOTHUKUDI

Street/Survey Number: 20

Sub Registrar Office:
Revenue Manager:
Revenue Sublinks:

OTTAPIDARAM
THEERKU VEERAPANDIVAPURAM
OTTAPIDARAM

E-Records Start Date: G.O. Download

One item found

S/No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Eligible Start Date
1	2010	545520/ Acre	1348500/ Hectare	Dry Mearover Lands Type - I	01-Jul-2024

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Land Rate For Survey Nos. 20 (pt), 30 (pt), 31 (pt), 32, 33 (pt) and 34 (pt).

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Guideline Search

Search Criteria :

Zone: THIRUVELLI
 Guideline Village: SOUTH VEERAPANDIYAPURAM
 Revenue District: THOOTHUKKUDI
 Street/Survey Number: 22

Sub Registrar Office: OTTAPIDARAM
 Revenue Village: THERKU VEERAPANDIYAPURAM
 Revenue Taluk: OTTAPIDARAM

One item found

Sl.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.P. Download
1	22/0	0	0	Govt. Others	01-10-2024	G.P. Download

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Land Rate For Survey Nos. 22 (pt) and 23 (pt).



ABSTRACT

Land Alienation - Thoothukudi District - Ottapidaram Taluk - Sillanatham Village - S.Nos.224 & etc., - Extent 1.80.00 Hectare - Classified as "Government Poramboke Vandipathal" - Alienation of land in favour of SIPCOT for the purpose of Industrial Estate - Orders Issued.

**Revenue & Disaster Management Department,
Land Disposal Wing, LD7(1) Section**

G.O.(Ms.) No.444

Dated: 22.10.2024

**தேயர்வு மற்றும் அபிவிருத்தி - 5
திருவள்ளூர் - ஆணை 2055**

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Land value for the proposed land 1.80.00 Hectare	X	Rs. 23,40,000/-
		Rs.13,00,000/-

Sale Advertisement - I

RealEstateIndia

Home > Thoothukudi > Industrial Land 189 Acre for Sale in Srivaikuntam, Thoothukudi

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FREE Post Property Sign In Join Free

Industrial Land 189 Acre for Sale in Srivaikuntam, Thoothukudi

Listing ID #1243233

189 Acre

₹ 15.12 Cr. / 8 Lac/Acre

ENQUIRY NOW GET PHONE NO.

Includes all basic utilities, land & report lists.

REQUEST PHOTOS

No Property Images Available

Places nearby

- Srivaikuntam Bus Stand - 0.4 KM
- St. Mary's Matriculation Higher Secondary School - 0.5 KM

Property Overview

- Location: Srivaikuntam, Thoothukudi
- Plot/Land Area: 189 Acre
- Type: Industrial Land

ENQUIRY NOW

GK Real Estate Agent / +91-6388 88888

Please share your contact info

Individual Agent

Mobile Address

+91 - Mobile Number

Message I am interested in this property.



Sale Advertisement - II

Home > Thoothukudi > Industrial Land 1000 Acre for Sale in SIPCOT, Thoothukudi



Industrial Land 1000 Acre for Sale in SIPCOT, Thoothukudi

Listing ID #1120580

1000 Acre

Call for Price

ENQUIRY NOW

GET PHONE NO.

⚠ Notified to State with this listing? Report Abuse

Property Overview

Location	SIPCOT, Thoothukudi	Ownership	Individual	Sale Type	Resale	Type	Industrial Land
Plot/Land Area	1000 Acre	Resale	Resale	Ownership	Individual	Type	Industrial Land
Booking Amount	5 Cr.	Resale	Resale	Ownership	Individual	Type	Industrial Land

ENQUIRY NOW

Chendur Valley Pvt Ltd
Agent / +91-83830xxxx

Please share your contact info

Individual Agent
 Name
 Email Address
 +91 Mobile Number

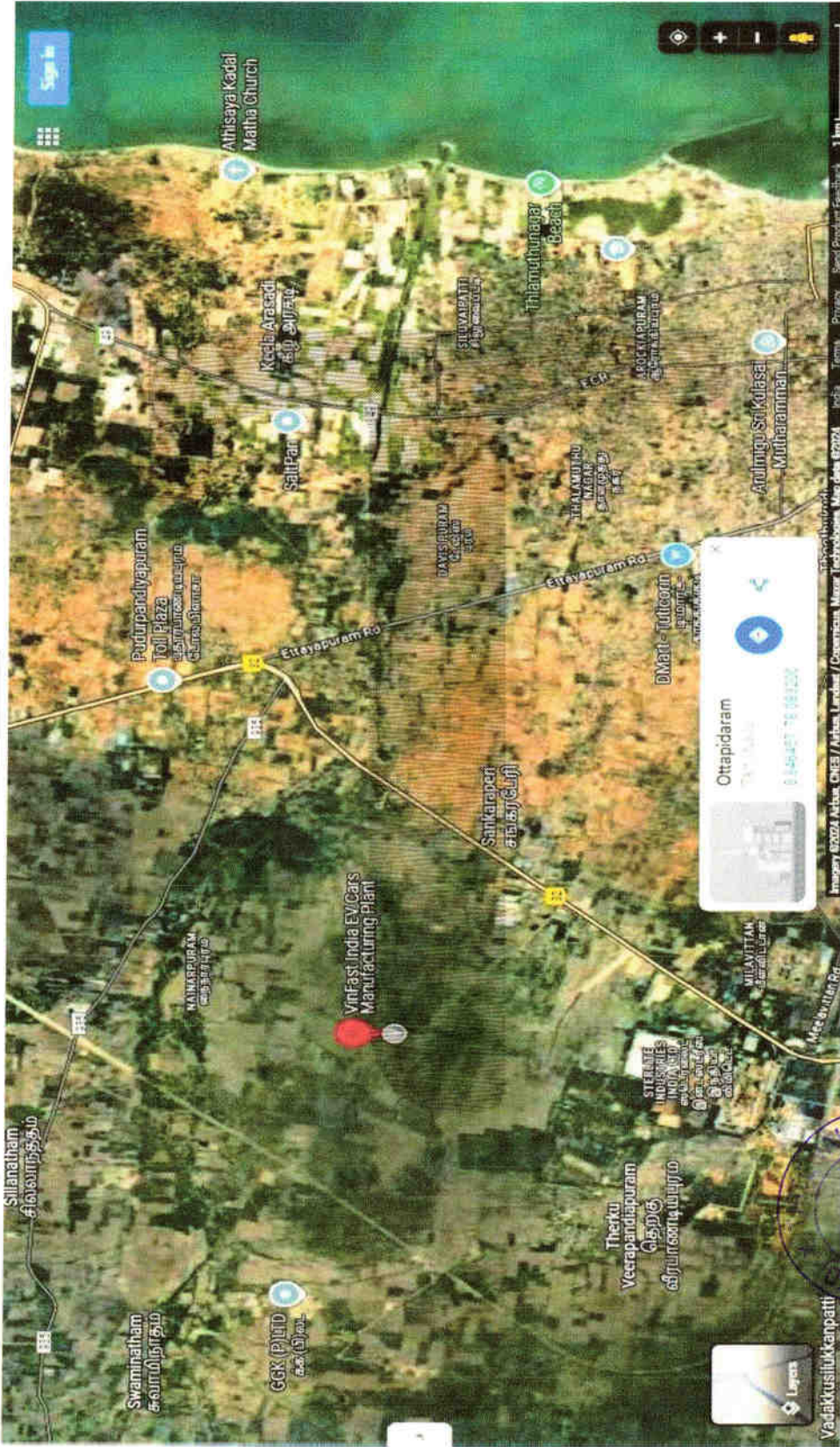


Ref.: MOT24-092/ANM/L

Location Map



Satellite Map



Site Photos



Site Photos



Site Photos

