

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Industries & Commerce Department – Modifications to the Sale Agreement to be executed with M/s. Vizag Mega Data Center Park Limited at Tarluvada and M/s. Vizag Rambilli Data Center Park Limited at Rambilli and Allotment of 5.84 acres of GVMC lands on lease basis duly adopting endowments lease rates in respect of M/s. Vizag Hyperscale Data Centre Park Limited at Adavivaram and Mudasarlova – Approved- Orders - Issued.

INDUSTRIES & COMMERCE (INFRA) DEPARTMENT

G.O.MS.No. 213

Dated: 20-08-2026

Read the following:-

1. G.O.Ms.No.4, ITE&C(Promotions) Dept., dt:27.02.2026
2. Proposal of M/s Adani Infra India Limited.
3. Minutes of the State Investment Promotion Board (SIPB) meeting held on 12.08.2026.

ORDER:

In the G.O. 1st read above, the Government have allotted lands at three locations in the name of the SPVs-100% subsidiary of M/s Adani Infra (India) Ltd. viz., for establishing AI Data centers, viz, M/s Vizag Hyperscale Data Center park Limited -160 Acres (Adavivaram and Mudasarlova, Visakhapatnam District); M/s. Vizag Mega Data Center Park Limited-266.6 Acres (at Tarluvada village, Anandapuram, Visakhapatnam District); and M/s. Vizag Rambilli Data Center Park Limited-174.8 Acres (at Rambilli, Anakapalli District) {the lands at Rambilli reduced to 159.80 acres subsequently depending on field conditions}.

2. In the reference 2nd read above, M/s Adani Infra (India) Limited, which is the Primary Notified Partner for Raiden Infotech for building the Data Center for Google, has requested for modifications in sale agreement and adoption of endowments lease rates for GVMC Lands.

3. Accordingly, with the remarks of the APIIC, the request of M/s Adani Infra India Limited, which is the Primary Notified Partner for Raiden Infotech for building the Data Center for Google, has been placed before the State Investment Promotion Board (SIPB) in its meeting held on 12.08.2026, along with the recommendations of the State Investment Promotion Committee (SIPC). In the

reference 3rd read above, the SIPB, after detailed discussion on the request and the recommendations of the SIPC, has recommended the proposal.

4. Government, after careful consideration of the decision of the State Investment Promotion Board (SIPB), hereby accord approval for suitable modifications to the Sale Agreement of APIIC to be executed with M/s. Vizag Mega Data Center Park Limited at Tarluvada and M/s. Vizag Rambilli Data Center Park Limited at Rambilli, as detailed below:

- i. Inclusion of an enabling provision permitting External Commercial Borrowings (ECBs), in addition to the existing provision for financing through Government of India-approved financial institutions, considering the ultra-mega scale of the proposed investments.
- ii. Inclusion of a provision enabling execution and registration of the Sale Deed in accordance with Government directions issued from time to time, in view of the strategic importance of the project and its significant contribution to the State's economic growth.
- iii. Incorporation of a cure period of thirty (30) days for rectification of any breach or default prior to initiation of proceedings for cancellation of the land allotment.
- iv. Inclusion of appropriate covenants, representations, and warranties relating to land title, ownership, and usability.
- v. Limiting the liability of the Project Proponent towards any enhanced compensation claims to 10% of the land cost paid at the time of execution of the Agreement for Sale.

5. Further, Government approve the allotment of 5.84 acres of GVMC lands at Adavivaram and Mudasarlova to the SPV of M/s Adani Infra (India) Limited ie, M/s Vizag Hyperscale Data Center park Limited on lease basis, duly adopting the lease rentals applicable to the adjacent Endowments Department lands i.e., @ 3% of the SRO value with an escalation of 5% every five years and other conditions as per the lease agreement entered between APIIC and M / s Vizag Hyperscale Data Center park Limited for the larger part of the lands at this site. In this regard, the MA&UD Department shall implement the said decision duly modifying the provisions in G.O.Ms.No.92, MA&UD Dept., dt. 01.05.2026, for this particular case, as a special case and instruct GVMC for necessary actions, accordingly.

6. The VC&MD, APIIC, the IT,E&C Department, the MA&UD Department and the Commissioner, GVMC shall take necessary action in the matter, accordingly.

7. Further, M/s Adani Infra (India) Ltd, their SPVs and other notified partners for the Project are is instructed to register themselves and their vendors and suppliers in the State of Andhra Pradesh, as GST is a destination-based tax where revenue flows to the state where goods or services are consumed and Registration in the State ensures the correct state government receives its share of the tax.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.N.YUVARAJ
SECRETARY TO GOVERNMENT

To

The VC&MD, APIIC, APIIC Tower, Mangalagiri.

The Director of Industries, AP, APIIC tower, Mangalagiri.

The District Collector, Visakhapatnam.

The Metropolitan Commissioner, VMRDA, Visakhapatnam.

The Commissioner, GVMC.

The Principal Secretary to Government, the MA&UD Department.

The Secretary, IT,E&C Department.

The Endowment Department.

Copy to:

M/s. M/s Adani Infra (India) Limited through APIIC.

The OSD to Secretary to Hon'ble C.M.,

The OSD to Hon'ble Minister (I&C and FP),

The P.S. to Chief Secretary to Government,

The P.S. to Secretary to Govt. (I&C),

The GA (Cabinet) Dept., (CR No.617/2026, dt.18.08.2026).

Sc/Sf(3328570)

//FORWARDED :: BY ORDER//

SECTION OFFICER