



उत्तर प्रदेश UTTAR PRADESH

BM 252028

CONSORTIUM AGREEMENT

STAMP DUTY: -1000/- One Thousand Rupees Only

One Consortium Agreement was executed on 15-12-2019, which was registered in the office of Sub-Registrar IIIrd in Book No.4 Volume 400 on page No.45 to 54, at SL.No.87 on dated 18-03-2020.

There is a provision in Clause No. 11 of the above said consortium Agreement to amend and modify the terms & Conditions of consortium Agreement on stipulation by Government of Uttar Pradesh and according to Clause No.13 New parties can be admitted in to the said consortium agreement. Now on the direction given by RERA U.P it has become necessary to amend the terms & conditions of above said Consortium Agreement to get it streamline with the rules & Regulations of the Government of Uttar Pradesh.

M/s Saraswati Infracon

Partner

SARASWATI INFRASTRUCTURES

Partner

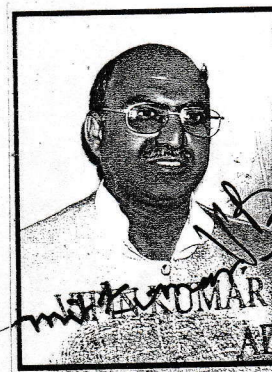
Contd....2

Amit Kumar

Amit Kumar

1300
 સરસ્વતી બિલ્ડકોન દ્વારા પાર્ટનર શ્રી વરુણ અગ્રવાલ
 પાલિકા નગર મેરઠ

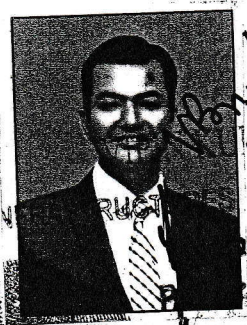
24/8/2020



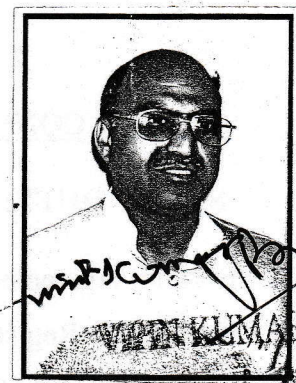
VIKRAM KUMAR BISHNOI
 ADVOCATE



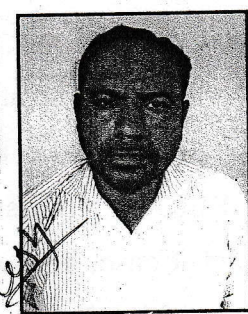
M/s Saraswati BISHNOI
 ADVOCATE



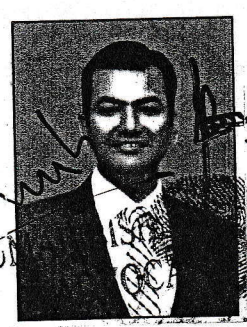
SARASWATI BISHNOI
 ADVOCATE



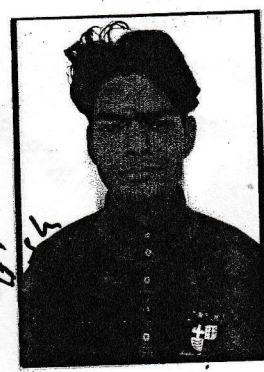
VIPIN KUMAR BISHNOI
 ADVOCATE



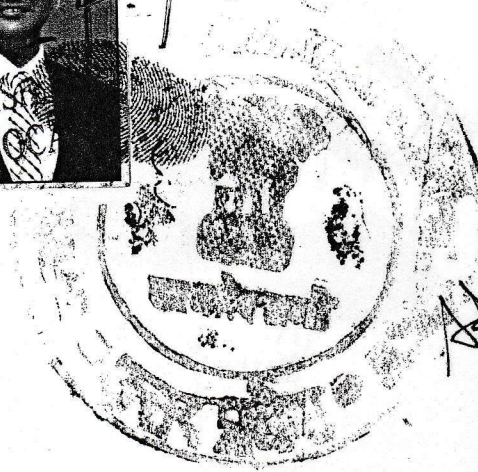
BISHNOI
 ADVOCATE



VIKRAM KUMAR BISHNOI
 ADVOCATE



BISHNOI
 ADVOCATE



(2)

Now all the parties to the above said Consortium Agreement are agree to re-arrange and re-numbered the parties in the head of the Consortium Agreement on Page No. 1 & 2 and to amend Clause No.4, 5 and to add new Clause No.5-A.

Now this Consortium Agreement is made and executed on this 25th day of August 2020 in form of Addendum/Corrigendum.


AMONGST

- 1- **M/s Saraswati Buildcon** having its office at S-2, Saraswati Enclave, Shivaji Road, Meerut (PAN- ACHFS6159B) through its partner Shri Varun Agarwal S/o Shri Amit Kumar Agarwal (Identification Aadhar Card No. 440996245656) R/o 4 Vijay Nagar, Meerut, Uttar Pradesh-250001(hereinafter referred to as the "Lead Party / Lead Member and Promoter/Developer", which expression shall, wherever the context so admits include its heirs, successors, assignees, administrators legal representatives, attorneys, executors and assignees) the Party of the First Part; and
- 2- **M/s Saraswati Infrastructures** having its office at IInd Floor, Saraswati Plaza, Shivaji Road, Meerut (PAN-ABSFS3980Q) through its partner Shri Varun Agarwal S/o Shri Amit Kumar Agarwal R/o 4 Vijay Nagar, Meerut, Uttar Pradesh-250001, (Identification Aadhar Card No. 440996245656), hereinafter referred to as Consortium Member, which Expression shall mean and include its heirs, successors, executors, administrators, legal representatives, attorneys and assignees) Party of the Second Part:
- 3- **Shri Varun Agarwal S/o Shri Amit Kumar Agarwal (Identification Aadhar Card No.440996245656, PAN-AHOPA5208K) R/o 4 Vijay Nagar, Meerut,**

Contd...3

M/s Saraswati Buildcon


Partner


Partner






SARASWATI INFRASTRUCTURES



(3)

Uttar Pradesh-250001, in his personal Capacity, **hereinafter referred to as Consortium Member**, which expression shall, wherever the context so admits include his heirs, successors, assignees, administrators' legal representatives, attorneys and executors the Party of the Third Part; and







- 4- **Smt. Sonal Sharma** W/o Shri Aseem Sharma R/o 282, Chhipi Tank, Meerut Uttar Pradesh-250001 (**Identification Aadhar Card No.791437376588 PAN-AEGPA4576B**) formerly Smt. Sonal Agarwal D/o Shri Amit Agarwal in her personal capacity & as partner of M/s Saraswati Buildcon Party of the First Part & as partner of M/s Saraswati Infrastructures Party of the Second Part through her father Shri Amit Agarwal S/o Late Shri Prem Kishan R/o 4, Vijay Nagar Meerut as attorney vide General Power of Attorney dated 10-06-2010 Registered in the office of Sub-Registrar Ist in Book No. 4, Volume 384 on pages 269 to 278 at Sl. No.308 on 08-07-2010, **hereinafter referred to as Consortium Member**, which Expression shall mean and include her heirs, successors, executors, administrators, legal representatives, attorneys and assignees) Party of the Forth Part:

Contd...4

M/s Saraswati Buildcon


Partner


SARASWATI INFRASTRUCTURES


Partner









(4)

5- **Shri Amit Agarwal S/o Late Shri Prem Kishan (Identification Aadhar Card No.707836250909 PAN-AEKPK3180P) R/o 4 Vijay Nagar, Meerut, Uttar Pradesh-250001 as partner of M/s Saraswati Buildcon Party of the First Part& as partner of M/s Saraswati Infrastructures Party of the Second Part, hereinafter referred to as Consortium Member,** which Expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assignees) Party of the Fifth Part:

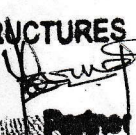

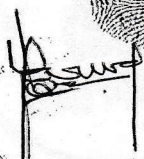



And Clause No.4 & 5 to be amended and read as follows:

4. That The parties hereby agree that the firm **M/s Saraswati Buildcon** shall be the **"Lead Member /Lead Party** and shall enter into and execute the Agreement on behalf of himself and on behalf of the other parties of this Consortium Agreement with Meerut Development Authority and other U.P Government departments including UP-RERA and Scheduled & Nationalised Banks & Financial Institutions and also undertake to co-operate with each-other in order to ensure smooth and perfect development and execution of the Project. The Lead Party is hereby authorized by other parties to own and to incur liabilities for and on behalf of all other parties to this Agreement, which will be shared proportionally as per their share.
5. That M/s Saraswati Buildcon, (Party of the First Part) Lead Member / Lead Party & other parties hereby authorized Mr. Varun Agarwal (Third Party) as authorized person to execute the agreements & others documents and to get sanction the Lay-out Map with Meerut Development Authority and to deal the matters with other Government Departments in Uttar Pradesh including UP-RERA.

M/s Saraswati Buildcon


Partner


SARASWATI INFRASTRUCTURES


Partner






Contd...5

आवेदन सं०: 202000734030639

अनुबंध विलेख/घोषणा पत्र

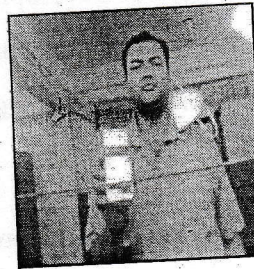
बही सं०: 4

रजिस्ट्रेशन सं०: 197

वर्ष: 2020

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 1000 प्रतिलिपिकरण शुल्क - 60 योग : 1060

श्री मैसर्स सरस्वती बिल्डकोन द्वारा
वरूण अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री अमित कुमार अग्रवाल
व्यवसाय : व्यापार
निवासी: 4 विजय नगर मेरठ



श्री, मैसर्स सरस्वती बिल्डकोन द्वारा

वरूण अग्रवाल अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 26/08/2020
एवं 11:18:51 AM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सचिन सिंह

उप निबंधक : सदर तृतीय

मेरठ

26/08/2020

लोकेश कुमार -
निबंधक लिपिक

(5)

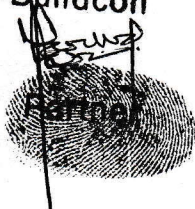
And New Clause 5A to add and to read as follows: -

- 5A. That the Firm M/s **Saraswati Buildcon** Promoter, Developer & Lead Member of this Consortium Agreement will also be responsible to transfer and to get transfer by way of sale or alienate the plots and related Amenities, services of the project in favour of Allottees/ purchasers and M/s **Saraswati Buildcon** being the promoter, Developer and Lead Member will also be responsible for the development of the project and to receive, follow & execute all the directions and instructions of Development Authority and UP-RERA & other Government Department in U.P. & to own, to incur and bear all Liabilities regarding the project "**Saraswati Vatika Extension**".

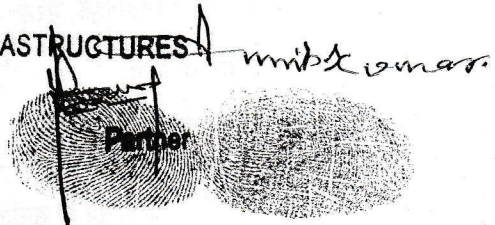
All other Terms and Conditions & Contents as disclosed in all others clauses i.e Clause No.1 to 3 and Clause No.6 to 20 of Consortium Agreement dated 15-12-2019) shall remain same, without no Change.

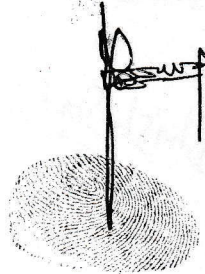
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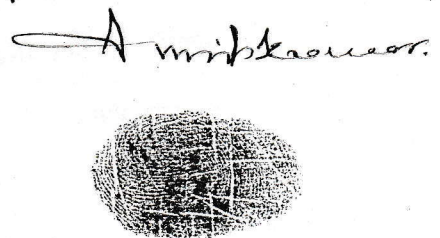
M/s **Saraswati Buildcon**



SARASWATI INFRASTRUCTURES





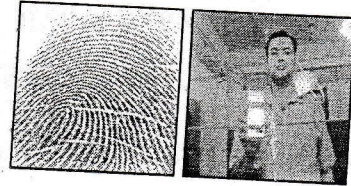


प्रथम पक्ष: 5

श्री अमित अग्रवाल के द्वारा वरूण अग्रवाल, पुत्र श्री अमित कुमार अग्रवाल

निवासी: 4, विजय नगर, मेरठ

व्यवसाय: व्यापार



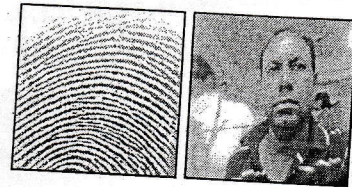
ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री उमेश कुमार, पुत्र श्री एस० पी० सिंह

निवासी: पाबली खुर्द, मेरठ

व्यवसाय: अन्य

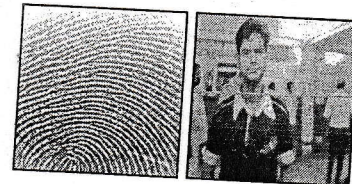
पहचानकर्ता: 2



श्री आशीष सोनी, पुत्र श्री सुनील कुमार वर्मा

निवासी: हस्तिनापुर, मेरठ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सचिन सिंह

उप निबंधक : सदर तृतीय

मेरठ

लोकेश कुमार -
निबंधक लिपिक

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी




(6)

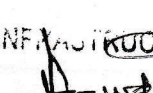
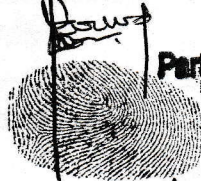
That the Party of IIIrd, IVth, Vth, Part namely Shri Varun Agarwal, Smt. Sonal Sharma & Shri Amit Kumar respectively are partners in M/s Saraswati Buildcon i.e Party of the First Part & M/s Saraswati Infrastructures i.e Party of the Second Part. so the Party of IIIrd, IVth, Vth Part have been admitted members to this consortium Agreement to bind themselves in the personal capacity as well as in the capacity of partner. No other person is partner in above named firms M/s Saraswati Buildcon & M/s Saraswati Infrastructures.

Contd...7

M/s Saraswati Buildcon

SARASWATI INFRASTRUCTURES with Kumar.



Partner.

Amit Kumar.






आवेदन सं०: 202000734030639

बही सं०: 4

रजिस्ट्रेशन सं०: 197

वर्ष: 2020

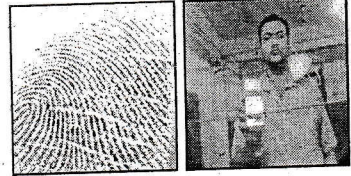
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री मैसर्स सरस्वती बिल्डकॉन के द्वारा वरूण अग्रवाल, पुत्र श्री
अमित कुमार अग्रवाल

निवासी: 4 विजय नगर मेरठ

व्यवसाय: व्यापार

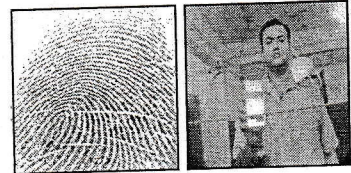


प्रथम पक्ष: 2

श्री अमित कुमार बहै० मु०आम श्रीमती सोनल शर्मा के द्वारा
वरूण अग्रवाल, पुत्र श्री अमित कुमार अग्रवाल

निवासी: 4, विजय नगर, मेरठ

व्यवसाय: व्यापार

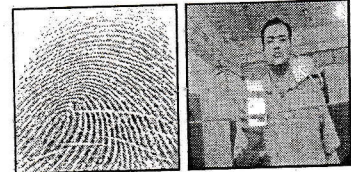


प्रथम पक्ष: 3

श्री वरूण अग्रवाल, पुत्र श्री अमित कुमार अग्रवाल

निवासी: 4, विजय नगर, मेरठ

व्यवसाय: व्यापार

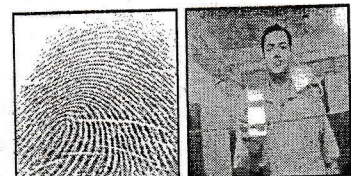


प्रथम पक्ष: 4

श्री मैसर्स सरस्वती इन्फ्रस्ट्रक्चर्स के द्वारा वरूण अग्रवाल, पुत्र
श्री अमित कुमार अग्रवाल

निवासी: 4, विजय नगर, मेरठ

व्यवसाय: व्यापार



(7)

This Deed is in the form of corrigendum /Addendum of registered Consortium Agreement dated 15/12/2019 and will be read in continuation of the same.
In witness whereof, the parties hereto have signed this deed subscribing their respective hands and seals on this 25th day of August 2020 given above in the presence of the following witness.

WITNESSES:

1

Ratan Singh
S/O Late Shri Gopal Singh
R/o S-4 Connaught Tower
Meerut
Umesh Kumar
S/O Late Sh. S.P. Singh
R/o Village Raut
Rohatgarh 2.

2

Ashish Soni

(Ashish Soni)
S/O Late Shri Sunil Kumar Sharma
R/o Hastinapur Meerut

1.

LEAD MEMBER

M/s Saraswati Buildcon
M/s Saraswati Buildcon

(M/s Saraswati Infrastructure)
(Consortium Member-1)
SARASWATI INFRASTRUCTURES

3.

Varun Agarwal
(Consortium Member-2)

4.

Sonal Sharma (P.O.A Amit Agarwal)
(Consortium Member-3)

5.

Amit Kumar,
(Amit Agarwal)
(Consortium Member-4)

DATED 25-08-2020 DRAFTED BY VIPIN KUMAR BISHNOI, ADVOCATE, MEERUT.

VIPIN KUMAR BISHNOI
ADVOCATE

आवेदन सं०: 202000734030639

बही संख्या 4 जिल्द संख्या 403 के पृष्ठ 259 से 272 तक क्रमांक
197 पर दिनांक 26/08/2020 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Sachin Singh

सचिन सिंह

उप निबंधक : सदर तृतीय

मेरठ

26/08/2020