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INDIA NON JUDICIAL



IN-UP25596899823249W

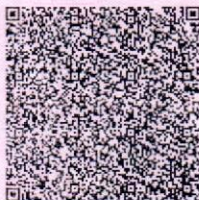
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP25596899823249W  
Certificate Issued Date : 26-Jul-2024 02:35 PM  
Account Reference : NEWIMPACC (SV)/ up14000404/ GHAZIABAD/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1400040447768983317833W  
Purchased by : TECHMAN INFRASTRUCTURE PVT LTD  
Description of Document : Article 5 Agreement or Memorandum of an agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : TECHMAN BUILDWELL PVT LTD  
Second Party : TECHMAN INFRASTRUCTURE PVT LTD  
Stamp Duty Paid By : TECHMAN INFRASTRUCTURE PVT LTD  
Stamp Duty Amount(Rs.) : 1,000  
(One Thousand only)

ANIL KUMAR KANSAL  
LICENSE NO. 352  
TEHSIL COMPOUND, GZB.

SANJAY KUMAR CHOUDHARY  
ALIS  
SANJAY SINGH  
Advocate  
Reg. No. 4361/2001  
GZB, Tehsil Compound, GZB.



LOCKED BY

S.R.O. IInd  
Ghaziabad

IN-UP25596899823249W

Please write or type below this line

For Techman Buildwell Pvt. Ltd.

Authorised Signatory

For Techman Infrastructure Pvt. Ltd

Director/Authorised Signatory

QE 0010731737

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. in case of any discrepancy please inform the Competent Authority.





**Consortium MOU**

**Stamp Duty Paid :- Rs. 1,000/-**

This Consortium Memorandum of understanding is made and executed at Ghaziabad on this 26<sup>th</sup> day of July 2024.

**By & Between**

1. **Techman Buildwell Private Limited** a company incorporated under the companies Act, 1956 and Having its registered office at G-1354, Chittranjan Park, New Delhi -110019, (hereinafter referred to as the "FIRST PARTY" which expression shall, unless contrary to and or repugnant to the mean and include context mean and include its successors in interest, and permitted assigns), through its authorized Signatory, **Mr. Kuldeep Srivastava** S/o Late ShriLalBihariSrivastava who has been duly authorized vide Board Resolution dated 24.02.2024.

**AND**

2. **Techman Infrastructure Private Limited** a company incorporated under the companies Act, 1956 and Having its registered office at G-1354, Chittranjan Park, New Delhi -110019, (hereinafter referred to as the "SECOND PARTY" which expression shall, unless contrary to and or repugnant to the mean and include context mean and include its successors in interest, and permitted assigns), through its authorized Signatory **Mr. Ajit Kumar Pandey** S/o Sh. R. N. Pandey who has been duly authorised, vide Board Resolution dated 24.02.2024.

**For Techman Buildwell Pvt. Ltd.**

  
**Authorised Signatory**

**For Techman Infrastructure Pvt. Ltd**

  
**Director/Authorised Signatory**

आवेदन सं०: 202400739069188

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 641

वर्ष: 2024

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री टेकमेन इंफ्रास्ट्रक्चर प्रा० लि० द्वारा  
अजीत कुमार पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री आर एन पाण्डेय  
व्यवसाय : अन्य  
निवासी: जी-1354 चित्तरंजन पार्क न्यू दिल्ली

*(Signature)*



श्री, टेकमेन इंफ्रास्ट्रक्चर प्रा० लि० द्वारा

अजीत कुमार पाण्डेय अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 26/07/2024 एवं 04:50:39  
PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भीम रंजन

उप निबंधक :सदर द्वितीय

गाजियाबाद  
26/07/2024

रश्मि श्रीवास्तव  
निबंधक लिपिक  
26/07/2024

प्रिंट करें



And whereas the first party and the second party are jointly developing a project in Ghaziabad for which the plans have already been sanctioned by the Ghaziabad Development Authority vide its Permit no **Plotted Resi development / Plotted Housing/04608/GDA/LD/22-23/1602/09032023** dated **04.06.2024**.

That the First Party and Second party shall collectively be referred to as Parties.

Hence this Consortium MOU.

**NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERE TO AS UNDER:**

**1. PURPOSE OF CONSORTIUM MOU**

The purpose of this MOU is to specify the responsibilities of the parties towards the execution of the project preparation of Detailed Project Report, securing of clearances, execution of development and construction works, maintenance of services and management and disposal of properties and to set out further rights and obligations of the Parties.

For **Techman Buildwell Pvt. Ltd.**

  
Authorized Signatory

For **Techman Infrastructure Pvt. Ltd**

  
Director/Authorized Signatory



बही सं०: 4

रजिस्ट्रेशन सं०: 641

वर्ष: 2024

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

प्रथम पक्ष: 1

श्री टेकमेन बिल्डवेल प्रा० लि० के द्वारा कुलदीप श्रीवास्तव, पुत्र श्री स्व० लाल  
बिहारी श्रीवास्तव

निवासी: जी-1354 चित्तरंजन पार्क न्यू दिल्ली

व्यवसाय: अन्य

द्वितीय पक्ष: 1

*[Handwritten signature]*



श्री टेकमेन इंफ्रास्ट्रक्चर प्रा० लि० के द्वारा अजीत कुमार पाण्डेय, पुत्र श्री आर एन  
पाण्डेय

निवासी: जी-1354 चित्तरंजन पार्क न्यू दिल्ली

व्यवसाय: अन्य

*[Handwritten signature]*



ने निष्पादन स्वीकार किया | जिनकी पहचान

पहचानकर्ता : 1

श्री दिनेश, पुत्र श्री शिवचरण

निवासी: तहसील कम्पाउण्ड गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2

*[Handwritten signature]*



श्री विनोद, पुत्र श्री राजेन्द्र

निवासी: तहसील कम्पाउण्ड गाजियाबाद

व्यवसाय: अन्य

*[Handwritten signature]*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Handwritten signature]*  
भीम रतन .

उप निबंधक : सदर द्वितीय

गाजियाबाद

26/07/2024

रश्मि श्रीवास्तव .

निबंधक लिपिक गाजियाबाद

26/07/2024

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

टिप्पणी :



2. DURATION

This MOU shall come into force and effect on 28.02.2024. This MOU shall remain effective till the project is complete in all respects.

3. COORDINATOR

The Parties hereby understand and agree that there shall be a 'Lead Promoter' who shall be the point of contact for this project. It is hereby agreed by the Parties that for the purpose of the MOU First Party has been appointed as Lead Promoter.

The lead promoter shall be responsible for the overall management of the project.

For Techman Buildwell Pvt. Ltd.

Authorised Signatory

For Techman Infrastructure Pvt. Ltd

Director/Authorised Signatory



4. FORCE MAJEURE

None of the parties shall be held in default in the performance of the obligation, under this MOU, in the events of force majeure which without any limitation include war, civil commotion, riots, Act of God, Government Action. In the event of force majeure, the parties of the Consortium MOU undertake to consult each other.

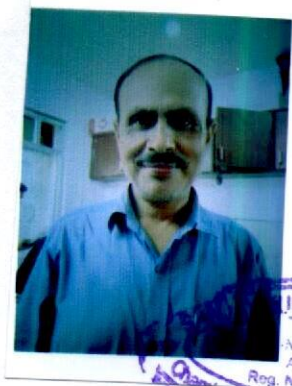
5. That at the time of executing this MOU no payment has been made by either of the parties to each other.

For Techman Buildwell Pvt. Ltd.

  
Authorised Signatory

For Techman Infrastructure Pvt. Ltd

  
Director/Authorised Signatory



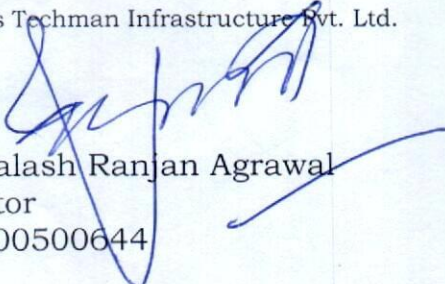


**TECHMAN INFRASTRUCTURE PVT LTD**  
**G-1354, LGF, CHITRANJAN PARK**  
**NEW DELHI 110019**

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF**  
**TECHMAN INFRASTRUCTURE PVT. LTD HELD AT G-1354,**  
**CHITTRANJAN PARK, NEW DELHI - 110019 ON 24th February 2024**  
**AT 11.00 A.M**

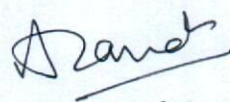
“Resolved that the Company will execute the Consortium MOU with Techman Buildwell Pvt. Ltd and Sh. Ajit Kumar Pandey is hereby authorised to sign and execute the Consortium MOU and registered the same with SUB Register, Ghaziabad”.

For M/s Techman Infrastructure Pvt. Ltd.

  
Mr. Palash Ranjan Agrawal  
Director  
DIN: 00500644

Date: 24.02.2024

For M/s Techman Infrastructure Pvt. Ltd.

  
Mr. Aseem Anand Agrawal  
Director  
DIN: 00500646





## TECHMAN BUILDWELL PVT. LTD.

G-1354, L.G.F., Chittranjan Park, New Delhi - 19

Phone : 011-26270344, 26271613, Fax No. : 011-26278344

Website : [www.techmangroup.in](http://www.techmangroup.in)

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
TECHMAN BUILDWELL PVT. LTD HELD AT G-1354, CHITTRANJAN  
PARK, NEW DELHI - 110019 ON 24<sup>th</sup> February 2024 AT 11.00 A.M**

“Resolved that the Company will execute the Consortium MOU with Techman infrastructure Pvt. Ltd and Sh. Kuldeep Srivastava is hereby authorised to sign and execute the Consortium MOU and registered the same with SUB Register, Ghaziabad”.

For M/s Techman Buildwell Pvt. Ltd.

Mr. Palash Ranjan Agrawal  
Director  
DIN: 00500644

Date: 24.02.2024

For M/s Techman Buildwell Pvt. Ltd


Mr. Aseem Anand Agrawal  
Director  
DIN: 00500646

6. That Any dispute and /or difference arising out this Consortium agreement including with respect to an interpretation of any provision hereof, the same shall be referred to a sole arbitrator under the Arbitration and Conciliation Act, 1996 or any /statutory modification thereof. The place of Arbitration shall be New Delhi.
7. That this AGREEMENT has been signed at Ghaziabad and Courts at New Delhi only shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this Agreement.

For Techman Buildwell Pvt. Ltd.

  
Authorised Signatory

For Techman Infrastructure Pvt. Ltd

  
Director/Authorised Signatory





IN WITNESSES WHEREOF, both the parties have put their respective hands in the presence of following witnesses:-

**For Techman Buildwell Pvt. Ltd.**

**For Techman Buildwell Pvt. Ltd.**

Authorised Signatory

**Authorised Signatory**

**For Techman Infrastructure Pvt. Ltd.**

**For Techman Infrastructure Pvt. Ltd**

**Authorised Signatory**

**Director/Authorised Signatory**

Witnesses :-

1. Sh. Dinesh S/o Sh. Shiv Charan  
Tehsil Compound, Ghaziabad

*Handwritten signature of Dinesh*

2. Sh. Vinod S/o Sh. Rajender  
Tehsil Compound, Ghaziabad

*Handwritten signature of Vinod*

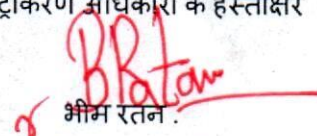
Drafted by : **Sanjay Kumar Choudhary alias Sanjay Singh**, Advocate, (Reg. No. 4361 / 2001) Chamber No. 64, Tehsil Compound Ghaziabad, has not seen / visited the site & has prepared / written the sale deed as per facts explained by both parties



आवेदन सं०: 202400739069188

बही संख्या 4 जिल्द संख्या 1689 के पृष्ठ 305 से 324 तक क्रमांक 641 पर दिनांक 26/07/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
भीम रतन

उप निबंधक : सदर द्वितीय

गाजियाबाद

26/07/2024

प्रिंट करें

