

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

19 OCT 2020

FT 415782



1.	Date of Presentation	:	05-11-2020
2.	Date of Execution	:	05-11-2020
3.	Nature of Document	:	Supplementary (Addendum) Deed
4.	Presented by/First Party	:	Sandeep Kumar Kushwaha S/o Raj Karan Kushwaha R/o 116/123 Anand Nagar Rawatpur Gaon Kanpur Nagar (As Authorized Signatory for B.A.P.L. Infrabuild Pvt. Ltd. (Lead Member) and Other Consortium Member Companies. No. 2 & 3

- Mob-7844887731 UID- 906124405004
5. Second Party : Mr. Jitendra Pratap Singh S/o Ramfal Verma R/o 568/502 Geeta Palli Alambagh Lucknow (As Authorized Signatory for Ambuja City Homes Shelter Pvt. Ltd. and Other Consortium Member Companies. No. 4 to 11 Aadhar No. 6331-8009-5770 Mob-9415178900
5. Consideration Amount : Nil/- Rs.
6. Market Value : Not Applicable
7. Place of Business : New Highway City Situated at Village Naramau Bangar and Naramau Kachhar Kanpur Nagar.

Addendum to Consortium Agreement

This Addendum to Consortium Agreement (CA) is made and entered into on this day of, 2020,

By and Between

1. **BAPL Infrabuild Pvt. Ltd.**, a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at MIG-220, Kailash Vihar, Avas Vikas-1, Panki Road, Kalyanpur, Kanpur, Uttar Pradesh 208010 (PAN No. – AAICB0978R) (CIN –UP45400UP2018PTC109874) Hereinafter referred to as “**Lead Member**” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “**Lead Member**” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Sandeep Kushwaha, Aadhar No.906124405004 S/o Sri Rajkaran Kushwaha duly authorized by Board Resolution Dated 06-12-2018 of the Company.;

And

2. **OmkripaInfraland Pvt. Ltd.**, a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at MIG-220, Kailash Vihar, Avas Vikas-1, Panki Road, Kalyanpur, Kanpur, Uttar Pradesh, PIN - 208010 (PAN No.




AACC09105H) (CIN –U45201UP2019PTC115266) Hereinafter referred to as “**Member**” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Sandeep Kushwaha, Aadhar No. 906124405004 S/o Rajkaran Kushwaha duly authorized by Board Resolution Dated 05.04.2019 of the Company.;

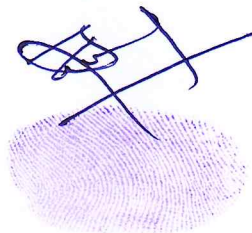
And

3. **Vision Advanced Construction Ltd.**, a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at 70-B2, Sai Complex, Sai Puram, Kalyanpur Kanpur, Uttar Pradesh, PIN - 208017 (PAN No. – AAECV9161E) (CIN –U45400UP2014PLC065596) Hereinafter referred to as “**Member**” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Sandeep Kushwaha, Aadhar No. 906124405004 S/o Rajkaran Kushwaha duly authorized by Board Resolution Dated 24.01.2019 of the Company.;

And

4. **Ambuja City Homes Shelter Pvt. Ltd.**, a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at 1, Kapoorthala Complex, Aliganj, Lucknow, PIN - 226024 (PAN No. –AAFCA8494C) (CIN – U45201UP2005PTC030766) Hereinafter referred to as “**Member**” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Jitendra Pratap Singh , Aadhar No.633180095770 S/o Sri Ramfal Verma duly authorized by Board Resolution Dated 05.11.2018 of the Company.;

And




5. **Amaresha City Homes Reality and Development Pvt. Ltd.**, a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at 1, Kapoorthala Complex, Aliganj, Lucknow, PIN - 226024 (PAN No. – AAFC8314D) (CIN –U45201UP2005PTC030772) Hereinafter referred to as “Member” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Jitendra Pratap Singh , Aadhar No. 633180095770 S/o Sri Ramfal Verma duly authorized by Board Resolution Dated 05.11.2018 of the Company.;

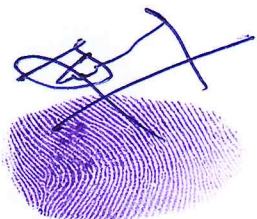
And

6. **Alvina City Homes Estate and Reality Pvt. Ltd.**, a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at 1, Kapoorthala Complex, Aliganj, Lucknow, PIN - 226024 (PAN No. – AAFC8490G) (CIN –U45201UP2005PTC030771) Hereinafter referred to as “Member” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Jitendra Pratap Singh , Aadhar No. 633180095770 S/o Sri Ramfal Verma duly authorized by Board Resolution Dated 05.11.2018 of the Company.;

And

7. **Alok City Homes Shelters Pvt. Ltd.**, a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at 1, Kapoorthala Complex, Aliganj, Lucknow, PIN - 226024 (PAN No. – AAFC8312F) (CIN – U45201UP2005PTC030757) Hereinafter referred to as “Member” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Jitendra Pratap Singh, Aadhar No. 633180095770 S/o Sri Ramfal Verma duly authorized by Board Resolution Dated 05.11.2018 of the Company.;

And



8. **Akhilesh City Homes Reality and Development Pvt. Ltd.**, a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at 1, Kapoorthala Complex, Aliganj, Lucknow, PIN - 226024 (PAN No. – AAFC8302H) (CIN – U45201UP2005PTC030756) Hereinafter referred to as “Member” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Jitendra Pratap Singh , Aadhar No. 633180095770 S/o Sri Ramfal Verma duly authorized by Board Resolution Dated 05.11.2018 of the Company.;

And

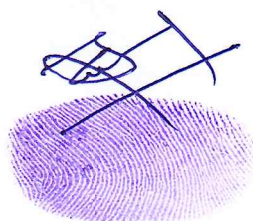
9. **Alcina City Homes Estate and Development Pvt. Ltd.**, a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at 1, Kapoorthala Complex, Aliganj, Lucknow, PIN - 226024 (PAN No. – AAFC8495D) (CIN – U45201UP2005PTC030773) Hereinafter referred to as “Member” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Jitendra Pratap Singh , Aadhar No. 633180095770 S/o Sri Ramfal Verma duly authorized by Board Resolution Dated 05.11.2018 of the Company.;

And

10. **Bankim Estate and Investment Pvt. Ltd.**, a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at Sahara India Point, CTS 40 & 44 SV Road, Goregaon West, Mumbai, PIN - 400104 (PAN No. –AACCB2567J) (CIN –U70100MH1997PTCC109033) Hereinafter referred to as “Member” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Jitendra Pratap Singh , Aadhar No. 633180095770 S/o Sri Ramfal Verma duly authorized by Board Resolution Dated 05.11.2018 of the Company.;

And

11. **Pallava Development and Reality Pvt. Ltd.**, a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at Sahara



India Point, CTS 40 & 44 SV Road, Goregaon West, Mumbai, PIN - 400104 (PAN No. – AADCP1352J) (CIN –U70100MH1997PTC108318) Hereinafter referred to as “Member” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Jitendra Pratap Singh , Aadhar No. 633180095770 S/o Sri Ramfal Verma duly authorized by Board Resolution Dated 05.11.2018 of the Company.;

And

12. **Jayanti Development And Reality Pvt. Ltd.,** a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at Sahara India Point, CTS 40 & 44 SV Road, Goregaon West, Mumbai, PIN - 400104 (PAN No. –AABCJ3536E) (CIN –U70100MH1997PTC106581) Hereinafter referred to as “Member” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Jitendra Pratap Singh , Aadhar No. 633180095770 S/o Sri Ramfal Verma duly authorized by Board Resolution Dated 05.11.2018 of the Company.;

And

13. **Jeevan Development and Reality Pvt. Ltd.,** a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at Sahara India Point, CTS 40 & 44 SV Road, Goregaon West, Mumbai, PIN - 400104 (PAN No. –AABCJ3404H) (CIN –U70100MH1997PTC108533) Hereinafter referred to as “Member” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Jitendra Pratap Singh , Aadhar No. 633180095770 S/o Sri Ramfal Verma duly authorized by Board Resolution Dated 05.11.2018 of the Company.;

And



14. Mithilaa Development and Reality Pvt. Ltd., a company duly incorporated and registered under the Companies Act, 1956 having its Registered Office at Sahara India Point, CTS 40 & 44 SV Road, Goregaon West, Mumbai, PIN - 400104 (PAN No. – AADCM7350D) (CIN –U70100MH1997PTC109105) Hereinafter referred to as “Member” which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said “Member” and their successors and/or successors-in-office, acting through its authorized signatory Mr. Jitendra Pratap Singh , Aadhar No. 633180095770 S/o Sri Ramfal Verma duly authorized by Authority Letter Dated 05.11.2018 of the Company.;

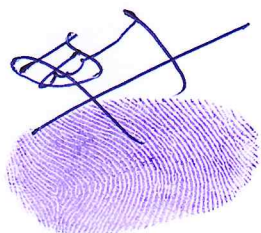
That BAPL Infrabuild Pvt. Ltd. the “Lead Member” and the following Members of the Consortium

2	Vision Advanced Construction Ltd.
3	Omkripa Infraland Pvt. Ltd.
4	Ambuja City Homes Shelter Pvt. Ltd.
5	Amaresha City Homes Reality and Development Pvt. Ltd.
6	Alvina City Homes Estate and Reality Pvt. Ltd.
7	Mithilaa Development and Reality Pvt. Ltd.
8	Alok City Homes Shelters Pvt. Ltd.
9	Akhilesh City Homes Reality and Development Pvt. Ltd.
10	Alcina City Homes Estate and Development Pvt. Ltd.
11	Bankim Estate and Investment Pvt. Ltd.
12	Pallava Development and Reality Pvt. Ltd.
13	Jayanti Development And Reality Pvt. Ltd.
14	Jeevan Development and Reality Pvt. Ltd.

had formed a Consortium and had entered into a Consortium Agreement (CA) on Dated – 16.09.2020. The said Consortium Agreement (CA) has been registered in the office of the Sub-Registrar, Sadar – 2, Kanpur Nagar on 30.09.2020 and has been recorded in Book No. – 1, Zild No. –10454 at Page No. –245 to 308 at Serial No. – 5252 on 30.09.2020.

That the above said Lead Member and the Members of the above said Consortium do hereby unanimously consent to add the following to the above said Consortium registered on 30.09.2020.

- (1) That the roles and responsibility of the Lead Member and the Members of the Consortium have been mentioned at Schedule – I of the Consortium Dated – 30.09.2020. Accordingly, the Lead Member had applied for the registration of the Project NEW HIGHWAY CITY situated at Naramau, Kalyanpur, Kanpur Nagar, Uttar




Pradesh with the Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) for the development of the said project.

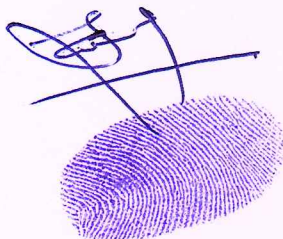
- (2) The Plans for the construction of the above said project have been sanctioned by the Kanpur Development Authority (KDA) for Development / Construction of the above said project. The spelling of the names of the Lead Member Company and of the Member Companies have wrongly been spelt and mentioned in the English Language in the said sanctioned map. The correct names / spelling of the Lead Member and the Members of the above said Consortium and the names as wrongly spelt in English Language in the said sanctioned map are detailed hereunder in Column 1 and 2.

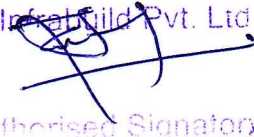




S.No.	Name in Consortium Agreement	Correction according to Project Map
1	BAPL INFRABUILD PVT. LTD.	BAPL INFRA BUILT PVT. LTD.
2	VISION ADVANCE CONSTRUCTION LTD.	VISION CONSTRUCTION LTD.
3	OMKRIPA INFRLAND PVT. LTD.	OM KRIPA INFRA LAND PVT. LTD.
4	AMBHUJA CITY HOMES SHELTER PVT. LTD.	AMBHUJA CITY HOME SHELTERS PVT. LTD.
5	AMARESHA CITY HOMES REALITY & DEVELOPMENT PVT. LTD.	AMRESHA CITY HOME REALITY & DEVELOPMENT PVT. LTD.
6	ALVINA CITY HOMES ESTATE & REALITY PVT. LTD.	ALVINA CITY HOME STATE & REALITY PVT. LTD.
7	MITHILAA DEVELOPMENT & REALITY PVT.LTD.	MITHILA DEVELOPMENT & REALITY
8	ALOK CITY HOMES SHELTERS PVT. LTD.	ALOK CITY HOME SHELTERS PVT. LTDD.
9	AKHILESH CITY HOMES REALITY AND DEVELOPMENT PVT. LTD.	AKHILESH CITY HOME REALITY & DEVELOPMENT PVT. LTD.
10	ALCINA CITY HOMES ESTATE & DEVELOPMENT PVT. LTD.	ALSINA CITY HOME ESTATE & DEVELOPMENT PVT. LTD.
11	BANKIM ESTATE AND INVESTMENT PVT. LTD.	BANKIM INVESTMENT PVT. LTD.
12	PALLAV DEVELOPMENT & REALITY PVT. LTD.	PALLAV DEVELOPMENT & REALITY
13	JAYANTI DEVELOPMENT & REALITY PVT. LTD.	JAYANTI DEVELOPMENT & REALITY PVT. LTD.
14	JEEVAN DEVELOPMENT & REALITY PVT. LTD.	JEEVAN DEVELOPMENT & REALITY PVT. LTD.

- (3) The companies mentioned in the above column 1 and 2 are one and the same companies. Whereas due to clerical error the names of the above said companies have wrongly been mentioned in the English Language in column – 2 above.

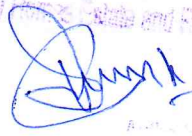
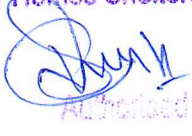
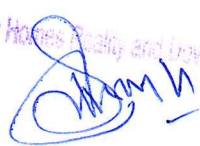

The above addendum shall always be an integral part of the Consortium Agreement entered between the above Lead Member and the Consortium Members and registered on 30.09.2020 as per the details given hereinabove.

IN WITNESS WHEREOF, THE ABOVE LEAD MEMBER AND THE MEMBERS OF THE CONSORTIUM AGREEMENT (CA) HAVE SET THEIR RESPECTIVE HANDS AND PUT THEIR SIGNATURES ON THIS ADDEDUM TO THE CONSORTIUM AGREEMENT.




S.No.	Name of Member	Authorised Signatory	Stamp of the Company & Signature	Date of Board Resolution
1	BAPL Infrabuild Pvt. Ltd.	Sandeep Kushwaha	 BAPL Infrabuild Pvt. Ltd. Authorised Signatory	06-12-2018
2	Omkripa Infraland Pvt.Ltd.	Sandeep Kushwaha	 Omkripa Infraland Pvt. Ltd. Authorised Signatory	05-04-2019
3	Vision Advanced Construction Ltd.	Sandeep Kushwaha	 VISION ADVANCED CONSTRUCTION LTD. AUTH. SIGNATORY	24-01-2019
4	Ambuja City Homes Shelter Pvt. Ltd,	Jitendra Pratap Singh	 Ambuja City Homes Shelter Pvt. Ltd. Authorised Signatory	05-11-2018
5	Amaresha City Homes Reality & Development Pvt	Jitendra Pratap Singh	 Amaresha City Homes Reality and Development Pvt. Ltd. Authorised Signatory	05-11-2018



	.Ltd.			
6	Alvina City Homes Estate & Reality Pvt. Ltd.	Jitendra Pratap Singh	Alvina City Homes Estate and Reality Pvt. Ltd. 	05-11-2018
7	Alok City Homes Shelters Pvt. Ltd.	Jitendra Pratap Singh	Alok City Homes Shelters Pvt. Ltd. 	05-11-2018
8	Akhilesh City Homes Realty & Development Pvt.Ltd.	Jitendra Pratap Singh	Akhilesh City Homes Realty and Development Pvt. Ltd.  Authorised Signatory	05-11-2018
9	Alcina City Homes Estate & Development Pvt. Ltd.	Jitendra Pratap Singh	Alcina City Homes Estate and Development Pvt. Ltd.  Authorised Signatory	05-11-2018




आवेदन सं०: 202000849050525

पूरक लेखपत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 6560

वर्ष: 2020

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 80 योग : 180

श्री बी ए पी एल इन्फ्राबिल्ड प्रा० लि० द्वारा

संदीप कुमार कुशवाहा अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री राज करन कुशवाहा

व्यवसाय : अन्य

निवासी: 116/123 आनंद नगर रावतपुर गांव कानपुर नगर 906124405004



श्री, बी ए पी एल इन्फ्राबिल्ड प्रा० लि० द्वारा

संदीप कुमार कुशवाहा अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक

05/11/2020 एवं 04:36:29 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

एस०बी०चन्द्रा उपनिबंधक जोन-२ कानपुर नगर।

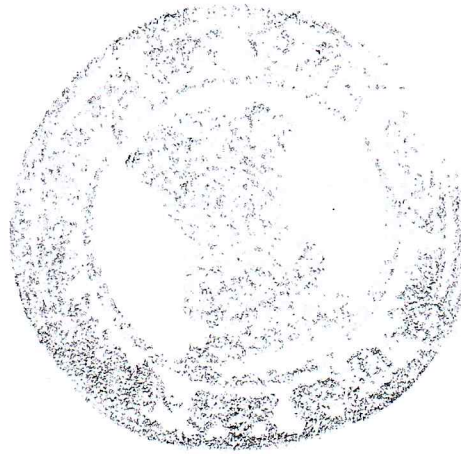
उप निबंधक :सदर द्वितीय






कानपुर नगर

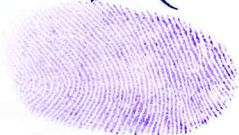
05/11/2020

रामचन्द्र सदर द्वितीय कानपुर नगर।

निबंधक लिपिक



10	Bankim Estate & Investment Pvt. Ltd.	Jitendra Pratap Singh	Bankim Estate and Investment Private Limited  Authorised Signatory	05-11-2018
11	Pallava Development & Reality Pvt.Ltd.	Jitendra Pratap Singh	Pallava Development and Reality Pvt. L.  Authorised Signatory	05-11-2018
12	Jayanti Development & Reality Pvt. Ltd.	Jitendra Pratap Singh	Jayanti Development and Reality Pvt. Ltd.  Authorised Signatory	05-11-2018
13	Jeevan Development & Reality Pvt. Ltd.	Jitendra Pratap Singh	Jeevan Development and Reality Pvt. Ltd.  Authorised Signatory	05-11-2018
14	Mithilaa Development & Reality Pvt. Ltd.	Jitendra Pratap Singh	Mithila Development and Reality Pvt. Ltd.  Authorised Signatory	05-11-2018



आवेदन सं०: 202000849050525

बही सं०: 1

रजिस्ट्रेशन सं०: 6560

वर्ष: 2020

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

प्रथम पक्ष: 1

श्री बी ए पी एल इन्फ्राबिल्ड प्रा० लि० के द्वारा संदीप कुमार
कुशवाहा, पुत्र श्री राज करन कुशवाहा
निवासी: 116/123 आनंद नगर रावतपुर गांव कानपुर नगर
906124406004
व्यवसाय: अन्य



द्वितीय पक्ष: 1

श्री अम्बुजा सिटी होम्स शेल्टर प्रा० लि० आदि के द्वारा
जीतेन्द्र प्रताप सिंह, पुत्र श्री रामफल
निवासी: 568/502ख गीता पल्ली आलमबाग लखनऊ
633180095770
व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री राजीव मिश्रा, पुत्र श्री सी बी मिश्रा
निवासी: 117/444पी ब्लाक काकादेव कानपुर नगर
209650634803
व्यवसाय: वकालत

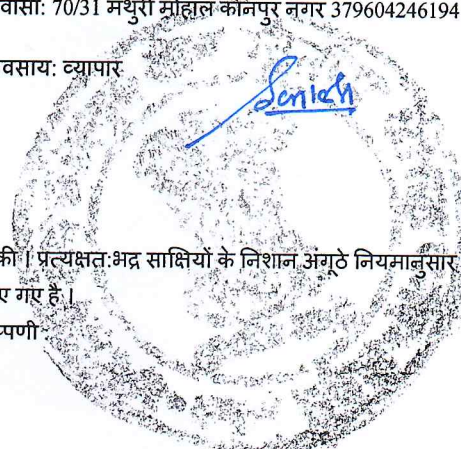


पहचानकर्ता : 2

श्री संतोष कुमार गुप्ता, पुत्र श्री स्व० लालता प्रसाद गुप्ता
निवासी: 70/31 मथुरी मोहाल कानपुर नगर 379604246194
व्यवसाय: व्यापार



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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस०बी०चन्द्रा उपनिबंधक जोन-२ कानपुर
नगर।

उप निबंधक : सदर द्वितीय
कानपुर नगर

रामचन्द्र सदर द्वितीय कानपुर नगर।
निबंधक लिपिक

Witness: -



Mr. Rajiv Mishra

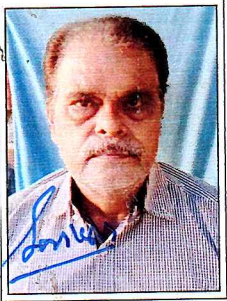
S/o Sri C B Mishra

R/o 117/444 P Block Kakadev Kanpur

Mob-9936282837

UID-209650634803

Auth. Sig. First Party



2. Mr. Santosh Kumar Gupta

S/o Late Lalta Prasad Gupta

R/o 70/31 Mathuri Mohal Kanpur nagar

Mob-9459667784 UID-379604246194

Auth. Sig. Second Party

*Drafted by me and typed
by my steno in my office.*

Rajiv Mishra ADVOCATE
Collectrate Compound, behind DM
Office, Kanpur Nagar M-9935282837

आवेदन सं०: 202000849050525

बही संख्या 1 जिल्द संख्या 10559 के पृष्ठ 1 से 24 तक क्रमांक
6560 पर दिनांक 05/11/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस०बी०चन्द्रा उपनिबंधक जोग-२ कानपुर नगर।

उप निबंधक : सदर द्वितीय

कानपुर नगर

05/11/2020

