



### CONSORTIUM AGREEMENT

This Agreement is made and executed at Ghaziabad on this 21<sup>st</sup> day of June 2006, 045730

### BETWEEN

EMAAR MGF Land Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at MGF House, 17-B, Asaf Ali Road, New Delhi – 110 002 (hereinafter referred to as "the DEVELOPER" which expression unless repugnant to the context or meaning thereof, be deemed, to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Amitabh Chaudhary, duly authorized vide Board Resolution dated 31<sup>st</sup> May 2006

For Kartikay Buildwell Pvt Ltd

*[Signature]*  
Director/Auth.

For Ballad Constructions Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Hamlet Buildwell Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Perpetual Realtor Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Geodesy Properties Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Crony Builders Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Sacred Estates Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Gradient Developers Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Hake Developers Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Sanskar Buildwell Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Halbut Developers Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Chum Properties Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Sarvpriya Realtor Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Geval Properties Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Adze Properties Pvt. Ltd.

*[Signature]*  
Director/Authorised Signatory



For EMAAR MGF Land Private Limited  
Authorised Signatory



21 JUN 2006

रजक ० तिथि (कोर)

रजक का नाम राजकु. एन. पी. एम

रजक की धन 100/-

राजकु. एन. पी. एम.  
लाईन नं. 11  
लाईन नं. 11  
रजक नं. 11

रजक का नाम राजकु. एन. पी. एम  
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रजक का नाम राजकु. एन. पी. एम

रजक का नाम राजकु. एन. पी. एम


AND

Kartikay Buildwell Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi – 110 001 (hereinafter referred to as "KBPL"), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006

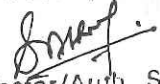
AND

Perpetual Realtors Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi – 110 001 (hereinafter referred to as "PRPL"), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006


For Kartikay Buildwell Pvt Ltd

  
Director/Auth. Signatory

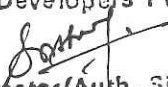
For Gradient Developers Pvt. Ltd.

  
Director/Auth. Signatory

For Perpetual Realtors Pvt. Ltd.

  
Director/Auth. Signatory

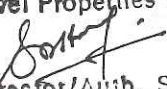
For Halibut Developers Pvt. Ltd.

  
Director/Auth. Signatory

For Sacred Estates Pvt. Ltd.

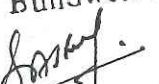
  
Director/Auth. Signatory

For Gavel Properties Pvt. Ltd.

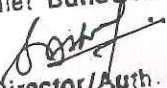
  
Director/Auth. Signatory

For EMAAR MGF Land Private Limited  
  
Authorised Signatory

For Sanskar Buildwell Pvt. Ltd.

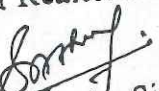
  
Director/Auth. Signatory

For Hamlet Buildwell Pvt. Ltd.

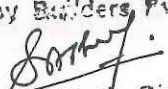
  
Director/Auth. Signatory



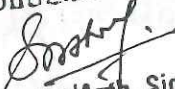
For Sarvpriya Realtors Pvt Ltd

  
Director/Auth. Signatory

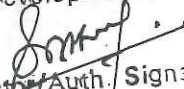
For Crown Builders Pvt. Ltd.

  
Director/Auth. Signatory

For Ballad Conbuild Pvt. Ltd.

  
Director/Auth. Signatory


For Hake Developers Pvt. Ltd.

  
Director/Auth. Signatory

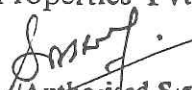
For Geodesy Properties Pvt. Ltd.

  
Director/Auth. Signatory

For Chum Properties Pvt. Ltd.

  
Director/Auth. Signatory

For Adze Properties Pvt. Ltd.

  
Director/Authorised Signatory

Tejendra Singh  
Advocate  
Ch. No. 207 Civil Court  
(U.P.)  
CHAZIAB





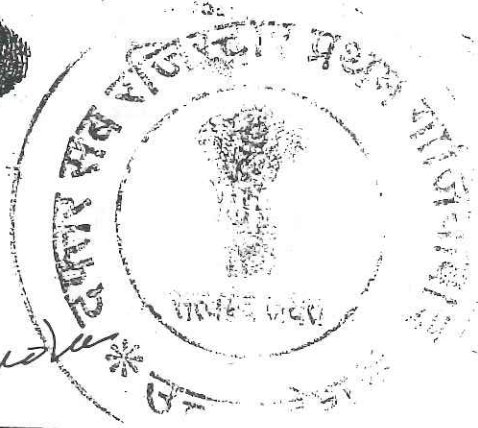
निवेदन: गिरिजा मोहन खिल  
 पता: मि. स्व. ओम प्रकाश  
 निवासी: प्लॉट A-28 नेहरू नगरा गण  
 रू. दिनेश चंड खेड़ा  
 पता: स्व. आरुण पीठ खेड़ा  
 निवासी: 13-छेला गाँव गुरुवा

सब रजिस्ट्रार प्रथम

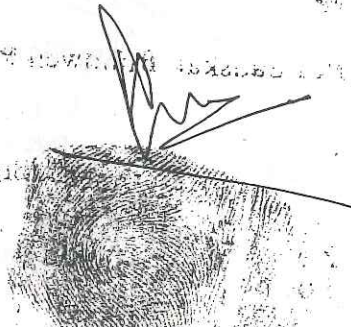
21/6/06.

Anuram

[Signature]



Chand Koka



परिष्ठापना  
 लेख गरीजे केवले में रजिस्ट्रार प्रथम है।

रजिस्ट्रार  
 21/6/06.

AND

Sacred Estates Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi - 110 001 (hereinafter referred to as "SEPL"), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006

AND

Sanskar Buildwell Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi - 110 001 (hereinafter referred to as "SBPL"), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006

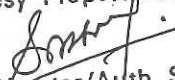
AND

Sarvpriya Realtors Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi - 110 001 (hereinafter referred to as "SRPL"), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006


For Kartikav Buildwell Pvt Ltd

  
Director/Auth. Signatory

For Geodesy Properties Pvt. Ltd.

  
Director/Auth. Signatory

For Hake Developers Pvt. Ltd.

  
Director/Auth. Signatory


For Perpetual Realtors Pvt. Ltd.

  
Director/Auth. Signatory

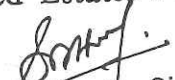
For Gradient Developers Pvt. Ltd.

  
Director/Auth. Signatory

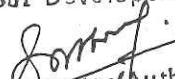
For Chum Properties Pvt. Ltd.

  
Director/Auth. Signatory

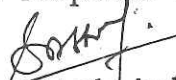
For Sacred Estates Pvt. Ltd.

  
Director/Auth. Signatory

For Halibut Developers Pvt. Ltd.

  
Director/Auth. Signatory


For Adze Properties Pvt. Ltd.

  
Director/Authorised Signatory

For Sanskar Buildwell Pvt. Ltd.

  
Director/Auth. Signatory


For Gavel Properties Pvt. Ltd.

  
Director/Auth. Signatory


For EMAAR MGF Land Private Limited

  
Authorised Signatory


For Sarvpriya Realtors Pvt. Ltd.

  
Director/Auth. Signatory

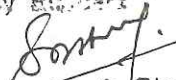
For Hamlet Buildwell Pvt. Ltd.

  
Director/Auth. Signatory

For Ballad Conbuild Pvt. Ltd.

  
Director/Auth. Signatory

For Crony Builders Pvt. Ltd.

  
Director/Auth. Signatory





AND

**Ballad Conbuild Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi – 110 001 (hereinafter referred to as "BCPL"), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006


AND

**Geodesy Properties Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi – 110 001 (hereinafter referred to as "GPPL"), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006

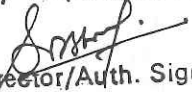
AND

**Gradient Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi – 110 001 (hereinafter referred to as "GPL"), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006


For Kartikay Buildwell Pvt Ltd

  
Director/Auth. Signatory

For Geodesy Properties Pvt. Ltd.

  
Director/Auth. Signatory

For Hake Developers Pvt Ltd

  
Director/Auth. Signatory

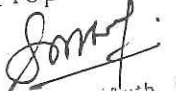
For Perpetual Real Estate Pvt Ltd

  
Director/Auth. Signatory


For Gradient Developers Pvt Ltd.

  
Director/Auth. Signatory

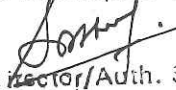
For Chum Properties Pvt. Ltd

  
Director/Auth. Signatory

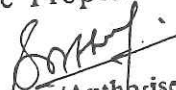
For Sacred Estates Pvt Ltd.

  
Director/Auth. Signatory

For Halibut Developers Pvt. Ltd.

  
Director/Auth. Signatory

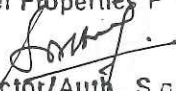
For Adze Properties Pvt. Ltd.

  
Director/Authorised Signatory

For Sanskar Buildwell Pvt. Ltd

  
Director/Auth. Signatory

For Gavel Properties Pvt. Ltd.


  
Director/Auth. Signatory

For EMAAR MGF Land Private Limited  
  
Authorised Signatory


For Sarvpriya Real Estate Pvt Ltd

  
Director/Auth. Signatory

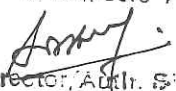
For Hamlet Buildwell Pvt. Ltd.

  
Director/Auth. Signatory

For Ballad Conbuild Pvt. Ltd

  
Director/Auth. Signatory

For Croy Builders Pvt. Ltd.

  
Director/Auth. Signatory



AND

**Halibut Developers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi – 110 001 (hereinafter referred to as "HDPL"), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006

AND

**Gavel Properties Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi – 110 001 (hereinafter referred to as "GPPLT"), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006


AND

**Hamlet Buildwell Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi – 110 001 (hereinafter referred to as "HBPL"), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006

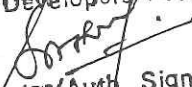
For Kartikay Buildwell Pvt Ltd

  
Director/Auth. Signatory

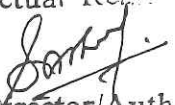
For Geodesy Properties Pvt. Ltd.

  
Director/Auth. Signatory

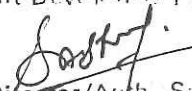
For Hake Developers Pvt. Ltd

  
Director/Auth. Signatory


For Perpetual Real Estate Pvt. Ltd.

  
Director/Auth. Signatory

For Gradient Developers Pvt. Ltd.

  
Director/Auth. Signatory

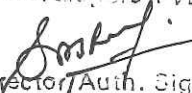
For Chiranjeev Properties Pvt. Ltd.

  
Director/Auth. Signatory

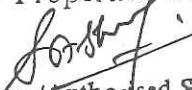
For Sacred Estates Pvt. Ltd.

  
Director/Auth. Signatory

For Halibut Developers Pvt. Ltd.

  
Director/Auth. Signatory

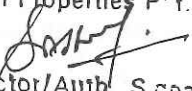
For Adze Properties Pvt. Ltd.

  
Director/Authorised Signatory

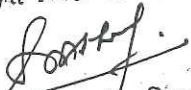
For Sanskar Buildwell Pvt. Ltd

  
Director/Auth. Signatory


For Gavel Properties Pvt. Ltd.

  
Director/Auth. Signatory

For Sarvpriya Real Estate Pvt. Ltd.

  
Director/Auth. Signatory

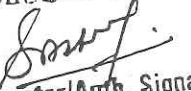
For Hamlet Buildwell Pvt. Ltd.

  
Director/Auth. Signatory

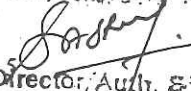
For EMAAR MGF Land Private Limited

  
Authorised Signatory

For Ballad Conbuild Pvt. Ltd

  
Director/Auth. Signatory

For Crown Builders Pvt. Ltd.

  
Director/Auth. Signatory





AND

**Crony Builders Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi – 110 001 (hereinafter referred to as "CBPL "), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006

AND

**Hake Developers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi – 110 001 (hereinafter referred to as "HDPL "), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006

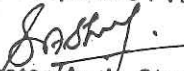
AND


**Chum Properties Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi – 110 001 (hereinafter referred to as "CPPL "), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006

For Kartikay Buildwell Pvt Ltd

  
Director/Auth. Signatory

For Geodesy Properties Pvt. Ltd. For Hake Developers Pvt. Ltd

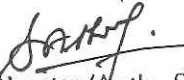
  
Director/Auth. Signatory

  
Director/Auth. Signatory


For Perpetual Realtors Pvt. Ltd.

  
Director/Auth. Signatory

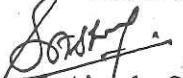
For Gradient Developers Pvt. Ltd.

  
Director/Auth. Signatory

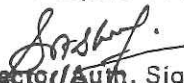
For Chum Properties Pvt. Ltd

  
Director/Auth. Signatory

For Sacred Estates Pvt Ltd.

  
Director/Auth. Signatory

For Halibut Developers Pvt. Ltd.

  
Director/Auth. Signatory

For Adze Properties Pvt. Ltd.

  
Director/Authorised Signatory

For Sanskar Buildwell Pvt. Ltd

  
Director/Auth. Signatory


For Gavel Properties Pvt. Ltd.

  
Director/Auth. Signatory

For EMAAR MGF Land Private Limited

  
Authorised Signatory

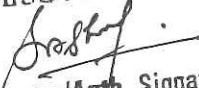
For Sarvpriya Realtors Pvt Ltd

  
Director/Auth. Signatory


For Hamlet Buildwell Pvt. Ltd.

  
Director/Auth. Signatory

For Ballad Conbuild Pvt. Ltd.

  
Director/Auth. Signatory

For Crony Builders Pvt. Ltd.

6   
Director/Auth. Signatory





AND

Adze Properties Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1<sup>st</sup> Floor, 28, K.G.Marg, New Delhi – 110 001 (hereinafter referred to as "APPL"), through its Authorised Signatory, Mr. Sohail Ashraf, duly authorised vide Board Resolution dated 31<sup>st</sup> May 2006.

KBPL, PRPL, SEPL, SBPL, SRPL, BCPL, GPPL, GPL, HDPL, GPPLT, HBPL, CBPL, HDPL, CPPL and APPL hereinafter collectively referred to as "OWNER" which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns)

WHEREAS all the above mentioned parties entered and executed this CONSORTIUM AGREEMENT to form a Consortium of Developer Companies with the object of development of various Complexes including but not limited to integrated Township in the State of Uttar Pradesh and for submitting the proposal to the Government of Uttar Pradesh for selection of Private Developer for development of various complexes including but not limited to Integrated Township in the State of Uttar Pradesh.

For Kartikay Buildwell Pvt Ltd

Director/Auth

For Geodesy Properties Pvt. Ltd.

Director/Auth. Signatory

Haka Developers Pvt. Ltd

Director/Auth Signatory

For Perpetual Real...

Director/Auth. Signatory

For Gradient Developers Pvt. Ltd.

Director/Auth Signatory

For Chum Properties Pvt. Ltd.

Director/Auth. Signatory

For Sacred Estates Pvt Ltd.

Director/Auth Signatory

For Halibut Developers Pvt. Ltd.

Director/Auth. Signatory

For Adze Properties Pvt. Ltd.

Director/Authorised Signatory

For Sanskar Buildwell Pvt. Ltd

Director/Auth. Signatory

For Gavel Properties Pvt. Ltd.

Director/Auth. Signatory

For Sarvpriya Realo. Pvt Ltd

Director/Auth. Signatory

For EMAAR MGF Land Private Limited

Authorised Signatory

For Ballad Conbuild Pvt. Ltd.

Director/Auth. Signatory

For Hamlet Buildwell Pvt Ltd.

Director/Auth. Signatory

For Gony Builders Pvt. Ltd.

Director/Auth. Signatory



NOW THIS CONSORTIUM AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETHAS UNDER:-

1. Lead Member

- 1.1. All the Consortium member, have mutually decided to appoint M/S Emaar MGF Land Private Limited. as Private Developer and Lead member.

2. Aim and Scope of Consortium Agreement


2.1 The sole aim of this Consortium Agreement is for the development of the Various Properties.

2.2 The Lead Member shall prepare and submit a joint proposal for the selection of the Developer Consortium to design, develop, finance, construct, sell, operate and maintain the said Properties.

For Kartikay Buildwell Pvt Ltd

  
Director/Auth Signatory

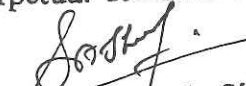
For Geodesy Properties Pvt. Ltd.

  
Director/Auth Signatory

For Hake Developers Pvt. Ltd

  
Director/Auth Signatory

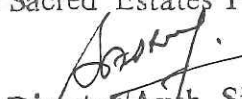
For Perpetual Realtors Pvt

  
Director/Auth Signatory


For Gradient Developers Pvt Ltd.

  
Director/Auth Signatory


For Sacred Estates Pvt Ltd.

  
Director/Auth Signatory


For Halibut Developers Pvt. Ltd.

  
Director/Auth Signatory

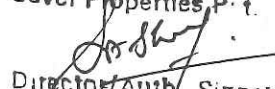
For Chum Properties Pvt. Ltd.

  
Director/Auth Signatory


For Sanskar Buildwell Pvt. Ltd

  
Director/Auth Signatory

For Gavel Properties Pvt. Ltd

  
Director/Auth Signatory

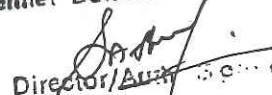
For Adze Properties Pvt. Ltd

  
Director/Auth Signatory

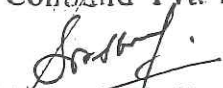
For Sarvpriya Reano. Pvt Ltd

  
Director/Auth Signatory


For Hamlet Buildwell Pvt. Ltd.

  
Director/Auth Signatory

For Ballad Conbuild Pvt. Ltd

  
Director/Auth Signatory

For Gony Buildwell Pvt. Ltd.

  
Director/Auth Signatory

For EMAAR MGF Land Private Limited  
  
Authorised Signatory





3. **Shareholding basis in Consortium**

- 3.1 Emaar MGF Land Private Ltd. shall act as a lead member of the Consortium. The other member of the consortium also gives general power of attorney in favor of Emaar MGF Land Private Ltd. in relation of the said project through this consortium agreement
- 3.2 The Shareholding of the members of the consortium shall be mutually decided later on.

4. **Project Management Structure and Roles of the Members:**

Emaar Land Pvt Ltd. as Private Developer as per definition of Ghaziabad Development Authority and arrange for Land and finances for the project.

5. **Funding and Basis of Sharing the Expenditure and Remuneration**

- 5.1 Upto the Allotment of the Project in the name of Consortium, all cost relating to the Project shall be borne by the consortium.
- 5.2 The Consortium shall raise loans from the Financial Institution/Banks for the project and any shortfall in the financing of the Project shall be contributed by the consortium members in, the ratio of their shareholding.
- 5.3 Upon completion of the Project any Profit and loss shall be shared by the Consortium members in ratio of their shareholding.

For Kartikav. Buildwell Pvt Ltd

Director/Auth. Signatory

For Geodesy Properties Pvt. Ltd. For Hake Developers Pvt. Ltd.

Director/Auth. Signatory

Director/Auth. Signatory

For Perpetual Realtor

Director/Auth. Signatory

For Gradient Developers Pvt Ltd.

Director/Auth. Signatory

For Chum Properties Pvt Ltd

Director/Auth. Signatory

For Sacred Estates Pvt Ltd.

Director/Auth. Signatory

For Halibut Developers Pvt. Ltd.

Director/Auth. Signatory

For Adze Properties Pvt Ltd

Director/Authorised Signatory

For Sanskar Buildwell Pvt. Ltd

Director/Auth. Signatory

For Gavel Properties Pvt. Ltd

Director/Auth. Signatory

For Sarvprajaa Real Estate Pvt Ltd

Director/Auth. Signatory

For Hamlet Buildwell Pvt. Ltd.

Director/Auth. Signatory

For Ballad Conbuild Pvt. Ltd.

Director/Auth. Signatory

For Hamlet Buildwell Pvt. Ltd.

Director/Auth. Signatory



## 6. GENERAL TERMS AND CONDITIONS

- 6.1 **GOVERNING LAW:** This Consortium Agreement shall in respect be construed in accordance with the Laws of India, as amended from time to time and in the event of conflict between the provisions of this Consortium Agreement and the said laws the later shall prevail.
- 6.2 **FORCE MAJEUR:** None of the members shall be held in default in the performance of the obligation under this Consortium agreement, in such circumstances of force majeure, that is to say, circumstances shall include, but without any Limitation to war, civil commotion, riots, Act of God, Government action. In the event of force majeure, the member of the Consortium Agreement undertake to consult each other.
- 6.2 **SETTLEMENT OF DISPUTES :** All members agree to settle amicably all disputes arising out of or concerning this Consortium agreement. In the event of the members failing to amicably resolve any dispute in the foregoing manner, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.
- 6.4 **WAIVER :** The waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of any subsequent breach.
- 6.5 **TOTALITY :** This Consortium Agreement embodies the entire understanding of the members and there are no promises. Terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this Consortium Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorised representatives as amendment to this Consortium Agreement. This Consortium Agreement also supersedes all previous communications and other consortium agreement between the members written or oral for this project.

For EMAAR MGF Land Private Limited  
Authorised Signatory

For Kartikay Buildwell Pvt. Ltd.

Director/Auth. Signatory

For Ballad Conbuild Pvt. Ltd.

Director/Auth. Signatory

For Hamlet Buildwell

Director/Auth. Signatory

For Perpetual Realtor

Director/Auth. Signatory

For Geodesy Properties Pvt. Ltd.

Director/Auth. Signatory

For Crown Builders Pvt. Ltd.

Director/Auth. Signatory

For Sacred Estates Pvt. Ltd.

Director/Auth. Signatory

For Gradient Developers Pvt. Ltd.

Director/Auth. Signatory

For Hake Developers Pvt. Ltd.

Director/Auth. Signatory

For Sanskar Buildwell Pvt. Ltd.

Director/Auth. Signatory

For Harbour Developers Pvt. Ltd.

Director/Auth. Signatory

For Chum Properties Pvt. Ltd.

Director/Auth. Signatory

For Sarvpriya Realtors Pvt. Ltd.

Director/Auth. Signatory

For Gavel Properties Pvt. Ltd.

Director/Auth. Signatory

For Adze Properties Pvt. Ltd.

Director/Authorised Signatory



6.6 **CONFIDENTIALLY** All members shall be under obligation not to disclose any information of terms of this Consortium Agreement to any third party. All documents and information exchanged between the members, for the purpose of this project, shall be treated as strictly confidential by the other members and shall not be shared by any other outside agency except the Government of Uttar Pradesh.

6.7 **NOTICES** Any notice required pursuant to this Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgement or send by facsimile to the party at the address appearing in the beginning of the Consortium Agreement

6.8 **MODIFICATION AMENDMENT:** The terms and conditions of this Consortium Agreement may be modified/ amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the consortium members.

#### **VALIDITY:**

6.9 (i) **TERMINATION OF CONSORTIUM AGREEMENT** This Consortium Agreement shall be terminated upon the arrival of the first of the following events:-

- Rejection of our proposal by the Government of Uttar Pradesh.
- Upon Completion of the Project.

(ii) The Consortium Agreement shall be valid and enforceable till the completion of the Project.

For Kartikay Buildwell Pvt Ltd

Director/Auth.

For Geodesy Properties Pvt. Ltd.

Director/Auth. Signatory

For Hake Developers Pvt Ltd

Director/Auth Signatory

For Perpetual Realtors Pvt Ltd

Director/Auth. Signatory

For Gradient Developers Pvt Ltd.

Director/Auth Signatory

For Chum Properties Pvt. Ltd.

Director/Auth. Signatory

For Sacred Estates Pvt Ltd.

Director/Auth. Signatory

For Halibut Developers Pvt. Ltd.

Director/Auth. Signatory

For Adze Properties Pvt Ltd

Director/Authorised Signatory

For Sanskar Buildwell Pvt. Ltd

Director/Auth. Signatory

For Gavel Properties Pvt. Ltd

Director/Auth. Signatory

For Sarvpriya Realtors Pvt Ltd

Director/Auth. Signatory

For EMAAR MGF Land Private Limited

Authorised Signatory

For Ballad Conbuild Pvt. Ltd

Director/Auth. Signatory

For Hamlet Buildwell Pvt. Ltd.

Director/Auth. Signatory

For Croy Builders Pvt. Ltd.

Director/Auth. Signatory



## 6.10 MISCELLANEOUS/ LIABILITY

Tejendra Singh  
Ch. No. 297, Civil Court  
GHAZIABAD



Nothing in this shall be construed providing for the sharing of profit & Losses arising out of the efforts of any of the members , except as may be provided for in any resultant sub-contract or Consortium Agreement between the members . In no event shall the members of this Consortium Agreement have any obligation or liability to thr other nor shall any remedy be available to the other members , except as expressly written herein. No Party shall be liable for any financial Compensation arising out of the termination of this Consortium agreement , to other members of this Consortium Agreement. No party shall be liable to the other party /members for any indirect, incidental , special or consequential damages however caused, whether as a consequence of the negligence of the one member or otherwise.

IN WITNESS WHEREOF THE MEMBERS HAVE EXECUTED THIS CONSORTIUM AGREEMENT ON THIS 21<sup>st</sup> DAY OF JUNE 2006 AT GHAZIABAD AND HAVE CAUSED THIS Consortium Agreement to be signed on their manner in the manner set out below.

For Kartikay Buildwell Pvt Ltd

*[Signature]*  
Director/Auth

For Geodesy Properties Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Hake Developers Pvt. Ltd

*[Signature]*  
Director/Auth Signatory

For Perpetual Realtors Pvt Ltd

*[Signature]*  
Director/Auth. Signatory

For Gradient Developers Pvt. Ltd.

*[Signature]*  
Director/Auth Signatory

For Sacred Estates Pvt Ltd.

*[Signature]*  
Director/Auth. Signatory

For Halibut Develop. Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For Chum Properties Pvt. Ltd.  
*[Signature]*  
Director/Auth. Sign

For Sanskar Buildwell Pvt Ltd

*[Signature]*  
Director/Auth. Signat

Gavel Properties Pvt. Ltd

*[Signature]*  
Director/Auth. Signatory

For Adze Properties Pvt. Ltd.

*[Signature]*  
Director/Authorised Signat

For Sarvpriya Realtors Pvt Ltd

*[Signature]*  
Director/Auth. Signatory

For Hamlet Buildwell

*[Signature]*  
Director/Auth. Signatory

For Ballad Conbuild Pvt. Ltd

*[Signature]*  
Director/Auth. Signatory

For Ganga Buildwell Pvt. Ltd.

*[Signature]*  
Director/Auth. Signatory

For EMAAR MGF Land Private Limited

*[Signature]*  
Authorised Signatory  
Tejendra Singh  
Advocate  
Ch. No. 297, Civil Court

WITNESS *[Signature]*

1. GIRISH MOHAN SINGHA  
S/D LATE SRI OM PRAKASH  
IIA-28 Nehru Nagar  
Ghaziabad

2. Dinesh Kumar Gupta  
S/o Late Sh. R.C. Gupta  
13, Chhatta Mohla  
Dilli Gate - Ghaziabad



बही न० I जिल्द न० 781 के पृष्ठ 35 नंबर 142  
को आज दिनांक 21/6/05 को देखी की गई।



स० र० प्रथम  
गाजियाबाद