

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

7 JAN 2007  
रु. 1000

Rs. 1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

B 481262

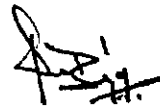
(1)

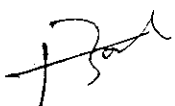
CONSORTIUM AGREEMENT

THIS Consortium Agreement is made and executed at Ghaziabad  
on this the 10th Jan 2007 by and

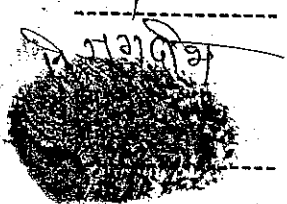
AMONG

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 "Lead Member" which





राम चन्द



लक्ष्मी प्रसाद

पद्म चन्द

श्री. राम चन्द



निवासी 102 कबरिया पूर्वा जि० लखनऊ

(2)

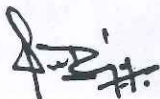





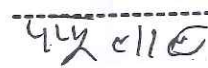


expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Sonu Bajaj S/o Late Sh. B. D. Bajaj, R/o F-53, II floor, Moti Nagar, New Delhi- 15 duly authorized vide Board Resolution dated 31st May 2006.

AND

**Kartikay Buildwell Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "KBPL" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Perpetual Realtors Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at

  
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श्री/श्रीमती जगदीश  
पत्नी श्री भोला  
पेशा व्यापार  
निवासी मिर्जापुर चिटारी जि० फतेहपुर



श्री/श्रीमती पप्पू लाल कनोजिया  
पुत्र/पत्नी श्री कन्हैया लाल पप्पू लाल  
पेशा व्यापार  
निवासी 103 कबरिया पूर्वा डालीगंज जि० लखनऊ



श्री/श्रीमती रासमसीत  
पुत्र/पत्नी श्री रासमसीत  
पेशा व्यापार  
निवासी 488 नमोजरगंज खन्ना सीत जि० लखनऊ



ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री गौरव शर्मा  
पुत्र श्री विनोद कुमार शर्मा  
पेशा नौकरी

*Gaurav Sharma*

निवासी KM-118 कविनगर गा० बाद

व श्री मुकेश कुमार

पुत्र श्री बाबू लाल

पेशा नौकरी

निवासी नं० 53 तहसील क० गा० बाद

ने की ।



प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

पुनीत कुमार  
उप निबन्धक (प्रथम)  
गाजियाबाद  
10/1/2007



(3)





ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "PRPL" 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. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Sacred Estates Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "SEPL" 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. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Sanskar Buildwell Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at

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रामचन्द्र		पप्पू लाल
		

मुख्तार कर्ता

Registration No

5

Year : 2007

Book No.

4

0101 सोनू बजाज

स्व बी0 डी0 बजाज

F-53 2nd फ्लोर मोतीनगर दिल्ली

व्यापार



0102 बिजेन्द्र सिंह

हराम सिंह

61 न्यू आर्य नगर मेरठ रोड गा0 बाद

व्यापार



0103 रामचन्द्र

भोला

144 मिर्जापुर मिटारी जि0 फतेहपुर

व्यापार



0104 लक्ष्मण

सरजू

102 कबरिया पूर्वा जि0 लखनऊ

व्यापार





(4)

ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "SBPL" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

Sarvpriya Realtors Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "SRPL" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

Ballad Conbuild Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at

  
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रामचन्द्र  
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वि. जगदीश  
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लक्ष्म-ब्रह्म  
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पद्म लाल  
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वि. राम प्रसाद  
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24  
10/01/07  
No. 53, TANCIL COM  
GHAZIABAD

मुख्यार कर्ता

Registration No 5

Year : 2007

Book No. 4

0105 जगदीश

भोला

मिर्जापुर चिटारी जि० फतेहपुर

व्यापार

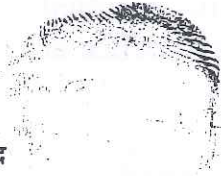


0106 पप्पू लाल कनोजिया *पप्पू लाल*

कन्हाई लाल

103 कबरिया पूर्वा डालीगंज जि० लखनऊ

व्यापार



0107 रामप्रसाद

रामस्वरूप

4- नाजिरगंज खन्ना मील जि० लखनऊ

व्यापार





(5)

ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "BCPL" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Geodesy Properties Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "GPPL" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

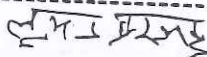
**Gradient Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House,





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रामचन्द्र











Act  
10/01/07

GHAZIABAD

(6)

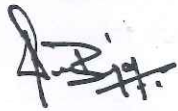
1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "GPL" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horam Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Halibut Developers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "HDPL" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horam Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Gavel Properties Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE





रामचक्र

लक्ष्मण प्रसाद



पद्मलाल

श्री रामप्रसाद

निजगोविन्द




रामचक्र



Singh Virbhan  
Advocate

10/01/07  
Tehsil Compound,  
GHAZIABAD.



(7)

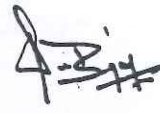



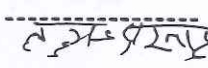
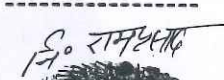







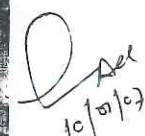
House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "GPPLT" which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horam Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Hamlet Buildwell Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "HBPL" 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. Bijendra Singh S/o Sh. Horam Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Crony Builders Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at

  
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I. No. 53, TAHS. GHAZIABAD



(8)

ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "GBPL" 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. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Hake Developers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "HDPL" 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. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Chum Properties Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at

  
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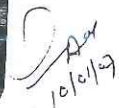
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10/01/07

B. Virbhan Singh Virbhan  
Advocate

53, Tehsu Compound,  
GHAZIABAD.

(9)

ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "CPPL" 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. Bijendra Singh S/o Sh. Horam Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 31st May 2006.

AND

Adze Properties Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 1st Floor, 28, K.G. Marg, New Delhi- 110 001 (hereinafter referred to as "APPL" 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. Bijendra Singh S/o Sh. Horam Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

(KBPL, PRPL, SEPL, SBPL, SRPL, BCPL, GPPL, GPL, HDPL, GPPLT, HDPL, CBPL, HDPL, CPPL and APPL hereinafter collectively referred to as "Consortium Member")

AND

Acutech Estates Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at





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लक्ष्मी सिंह

पुत्र चार







  
Ch. Lachhpal Singh Virbhan  
Advocate  
Ghaziabad



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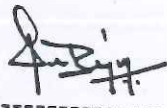
17 B, MGF House Asaf Ali Road, New Delhi- 110 002 (hereinafter referred to as "Acutech" which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007..

AND

**Bhumika Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 17 B, MGF House Asaf Ali Road, New Delhi- 110 002 (hereinafter referred to as "Acutech" 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. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Guru Rakha Projects Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at D-26, Defence Colony, New Delhi-

  
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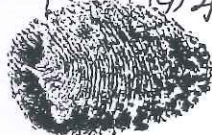
राम सिंह

लक्ष्मण प्रसाद

सि. जगदीश

पद्म लाल

श्री राम भाग  









10/01/07  
Bijendra Singh Virbhan  
Advocate  
Compound,  
GHAZIABAD.




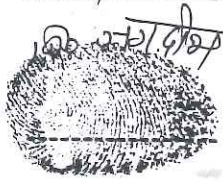



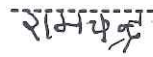

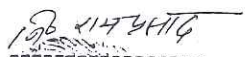
110 024 (hereinafter referred to as "Acutech" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Naam Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at D-26, Defence Colony, New Delhi- 110 024 (hereinafter referred to as "Acutech" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Bhavishya Buildcon Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 17 B, MGF House Asaf Ali Road, New Delhi- 110 002 (hereinafter referred to as "Bhavishya" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised

  
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Signatory, Mr. Bijendra Singh, duly authorised vide Board Resolution dated 5th JAN 2007.

AND

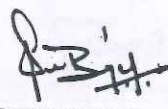

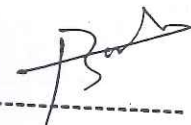

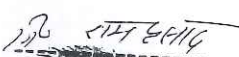
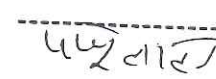
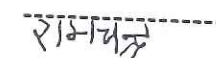
**Pushkar Projects Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at D-26, Defence Colony, New Delhi- 110 024 (hereinafter referred to as "Acutech" which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Pansy Buildcons Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 109, New Delhi House-27, Barakhamba Road, New Delhi- 110 001 (hereinafter referred to as "Pansy" 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. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Achates Buildcons Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at

  
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109, New Delhi House-27, Barakhamba Road, New Delhi-110 001 (hereinafter referred to as "Achates" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

**Acron Buildmart Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 109, New Delhi House-27, Barakhamba Road, New Delhi-110 001 (hereinafter referred to as "Acron Buildmart" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised Signatory, Mr. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

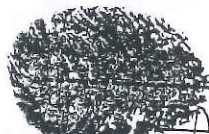
**Acron Developers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 109, New Delhi House-27, Barakhamba Road, New Delhi-110 001 (hereinafter referred to as "Acron Developers" which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its Authorised

  
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Signatory, Mr. Bijendra Singh S/o Sh. Horem Singh R/o 61, New Arya Nagar, Meerut Road, Ghaziabad duly authorised vide Board Resolution dated 5th JAN 2007.

AND

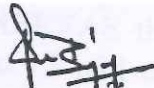
Mr, Ram Chander S/o Mr. Bhola R/o H. No. 144, Moh. Mirjapur Mitari, Vill. Nauganva Mirjapur Bhitari, P. S. Husainganj, Distt. Fatehpur ( hereinafter referred to as "Individual Party No. 1 which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns).

AND

Mr. Lakshman S/o Mr. Sarju R/o H. No. 102, Kh. Moh. Kabadiya Purva, Teh. Lucknow Distt. Lucknow ( hereinafter referred to as "Individual Party No. 2 which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns).

AND

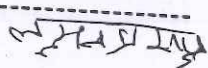
Mr. Jagdish S/o Mr. Bhola R/o H. No. Vill. Mirjapur Chitari Post Naugaon, Distt, Fateh Pur (U.P.). ( hereinafter referred to as "Individual Party No. 3 which expression unless repugnant to the context of meaning thereof, be deemed to include its





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nominees, successors, wholly owned subsidiaries and the permitted assigns).

AND

**Mr. Pappu Lal Kannaujia** S/o Mr. Kanhai Lal Kannaujia R/o H. No. 103, Kabaria Purva, Rama Bhim Singh Road, Dali Ganj, Lucknow (U.P.). ( hereinafter referred to as "Individual Party No. 4 which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns).

AND

**Mr. Ram Prasad** S/o Mr. Ram Swaroop R/o H. No.488, 14 4, Najirganj Khanna Mill, Teh & Distt Lucknow (hereinafter referred to as "Individual Party No. 5 which expression unless repugnant to the context of meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns).

( Acutech, Bhumika, Guru Rakha, Naam, Bhavisya, Pushka, Pansy, Achates, Acron Buildmart, Acron Developers, Individual Pary No. 1, Individual Pary No.2, Individual Pary No.3, Individual Pary No.4, Individual Pary No.5 hereinafter collectively referred to as Consortium Members )

WHEREAS the lead member and the Consortium Member 1 to 15 had entered into a Consortium Agreement Dated







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21-06-2006 which is registered with the office of Sub-Registrar Ghaziabad vide Book No. 4 Volume No. 791 Pages 35 to 58 on Serial No. 144 Dated 21-06-2006 with the objects 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 Developers for development of various complexes including but not limited to Integrated Township in the State of Uttar Pradesh.

AND WHEREAS the Lead Member and Consortium Member are authorised to amend/modify the terms and conditions of the Consortium Agreement and have decided to include the New Consortium Member who shall be forming part of the Consortium Agreement dated 21-06-2006.







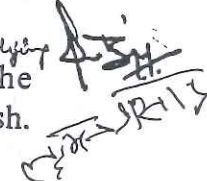

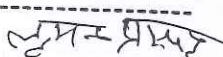

NOW THIS CONSORTIUM AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER :-

1. Lead Member

a. All the Consortium member, have mutually decided to appoint M/s Emaar MGF Land Private Ltd. as Private Developer and a lead member.

2. Aim and Scope of Consortium Agreement

b. The Sole aim of Consortium Agreement is for the development of various properties in the state of Uttar Pradesh.

  
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c. 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

3. Shareholding basis in Consortium

a. M/s Emaar MGF Land Private Ltd. shall act as a lead member of the Consortium. The other member of the consortium shall give a general power of Attorney/Resolution in favour of Emaar MGF Land Private Ltd. or its nominee (s) in relation of the said project through its Consortium Agreement.

b. The Shareholding of the members of the consortium shall be mutually decided later on.

4. Project Management Structure and Roles of the Members :-  
Emaar MGF Land Private Ltd. as Private Developer as per definition of Ghaziabad Development Authority and arrange for land and finance for the project.

5. Funding and Basis of Sharing the Expenditure and Remuneration

a. Upto the Allotment of the project in the name of consortium, all cost relation to the Project be borne by the Consortium.

b. The consortium shall raise loans from the Financial Institutions/Banks for the project and any shortfall in financing

  
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of the project shall be contributed by the consortium members in the ratio of their shareholding.

c. Upon completion of the project any profit and loss shall be shared by the Consortium members in ratio of their shareholding.

## 6. GENERAL TERMS AND CONDITIONS

6. a. **GOVERNING LAW** - This Consortium Agreement shall in respect be constructed 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. b. **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 undertakes to consult each other.

6c. **SETTLEMENT OF DISPUTES** : All members agree to settle amicable 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

  
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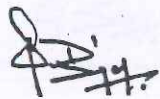
matter shall be referred to the arbitrator to be decided mutually, this shall be referred under arbitration and conciliation act 1996, whose decision shall be binding.

6 d. **WAIVER** : The Waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent enforcement of the term and shall not be deemed to be waiver of any subsequent breach.

6d. **TOTALITY** : This Consortium Agreement embodies the entire understanding of the members and there are no premises, terms conditions or obligation, 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 authorized representative as amendment to this Consortium Agreement. This Consortium Agreement between the members written or oral for this project.

6e. **CONFIDENTLY** : All members shall be under obligation not to disclose any information of terms 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 f. **NOTICES** : Any notice required pursuant to this

  
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Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgement or send by facsimile to the third party at the address appearing in the beginning of the Consortium Agreement.

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





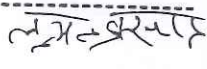
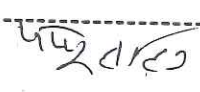
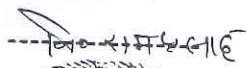

**VALIDITY :**

6. c. **TERMINATION OF CONSORTIUM AGREEMENT** - This Consortium Agreement shall be terminated upon the arrival of the first of 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 this Project.

6. d. **MISCELLANEOUS/LIABILITY** - Nothing in this shall be construed providing for the sharing of the profit & loss arising out of the efforts of any of the members, except as may be provide for in any resultant sub-contract of Consortium Agreement between the members. In no event shall the members of this Consortium Agreement have any obligation or liability to the other or shall any remedy be available to the other members, except as expressly written herein. No party shall be

  
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liable for any financial compensation arising out of the termination of the Consortium Agreement, to other members of this Consortium Agreement. No other shall be liable to other party/members for any indirect, incidental, special or consequential damages howsoever caused, whether as a consequence of the negligence of the one member or otherwise.

IN WITNESS WHEREOF of the members have executed this Consortium Agreement on this 4th day of January 2007 and have caused this Consortium Agreement to be signed on their behalf in the manner set out below :-

Witness .

गोविंद शर्मा

विनोद कुमार शर्मा

PN- KN-118-2  
लक्ष्मी नगर गीतपुरा

Pravir Sharma

Witness .

मुकेश कुमार

श्री. श्री. अश्वराम

Pl- 53 तहसील  
गाझीपुरा

(महेश)



Ch. Brahmpal Singh Virbhan  
Advocate

53, Tehsil Compound,  
GHAZIABAD.



Ch. Brahmpal Singh Virbhan  
Advocate  
53, Tehsil Compound,  
GHAZIABAD.

श्री. श्री. अश्वराम

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श्री. श्री. अश्वराम

लक्ष्मी नगर गीतपुरा



पद्मेश्वर

श्री. श्री. अश्वराम



For Emaar MGF Land Pvt. Ltd.	For Kartikay Buildwell Pvt. Ltd.	For Perpetual Realtors Pvt. Ltd.
Director/Auth. Signatory	Director/Auth. Signatory	Director/Auth. Signatory
For Sacred Estates Pvt. Ltd.	For Sanskar Buildwell Pvt. Ltd.	For Sarvpriya Realtors Pvt. Ltd.
Director/Auth. Signatory	Director/Auth. Signatory	Director/Auth. Signatory
For Ballard Conbuild Pvt. Ltd.	For Geodesy Properties Pvt. Ltd.	For Gradient Pvt. Ltd.
Director/Auth. Signatory	Director/Auth. Signatory	Director/Auth. Signatory
For Halibut Developers Pvt. Ltd.	For Gavel Properties Pvt. Ltd.	For Hamlet Buildwell Pvt. Ltd.
Director/Auth. Signatory	Director/Auth. Signatory	Director/Auth. Signatory
For Crony Builders Pvt. Ltd.	For Hake Developers Pvt. Ltd.	For Chum Properties Pvt. Ltd.
Director/Auth. Signatory	Director/Auth. Signatory	Director/Auth. Signatory
For Adze Properties Pvt. Ltd.	For Acutech Estates Pvt. Ltd.	For Bhumika Promoters Pvt. Ltd.
Director/Auth. Signatory	Director/Auth. Signatory	Director/Auth. Signatory
For Guru Rakha Projects Pvt. Ltd.	For Naam Promoters Pvt. Ltd.	For Bhavishya Buildcon Pvt. Ltd.
Director/Auth. Signatory	Director/Auth. Signatory	Director/Auth. Signatory
For Pushkar Projects Pvt. Ltd.	For Pansy Buildcons Pvt. Ltd.	For Achates Buildcons Pvt. Ltd.
Director/Auth. Signatory	Director/Auth. Signatory	Director/Auth. Signatory
For Acron Buildmart Pvt. Ltd.	For Acron Developers Pvt. Ltd.	
Director/Auth. Signatory	Director/Auth. Signatory	

रामचन्द्र  
( Ram Chandra )

( Lakshman )

लक्ष्मण

गदश

gdish

(PappuLal Kannaujia)

पप्पुलाल

रामचन्द्र

Dated - 10-01-2007 Drafted by Ch. Brahmpal Singh Virbhan, Advocate, Reg. No. U.P. 2958 Ch. No. 53, Tehsil Compound Ghaziabad.

10/01/07



आज दिनांक 10/01/2007 को

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रजिस्ट्रीकृत किया गया ।

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पुनीत कुमार  
उप निबन्धक (प्रथम)  
गाजियाबाद  
10/1/2007

