INDIA NON JUDICIAL **Government of Uttar Pradesh** e-Stamp IN-UP08267817553466W Cartificate No. 03-Oct-2024 03:20 PM NEWIMPACC (SV)/ up14292104/ BAREILLY SADAR/ UP-BLY Certificate Issued Date **Account Reference** SUBIN-UPUP1429210413416130536686W Unique Doc. Reference AARAV INFRAPROJECTS LLP AND OTHER Purchased by Article 19 Certificate of other Document Description of Document, Not Applicable Property Description Consideration Price (Rs:) JAGESHWAR DHAM DEVELOPERS First Party AARAV INFRAPROJECTS LLP AND OTHER Second Party AARAV INFRAPROJECTS LLP AND OTHER Stamp Duty Paid By Stamp Duty Amount(Rs.) (One Thousand One Hundred only) IN-UF08267817553466W WIN MIN OE 0013261379



 The authenticity of this Stamp certificate should be verified at \www.shciiestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Möbile App renders it invalid.

The onus of checking the legitimacy is on the users of the certificate.

3. In case of any discrepancy please inform the Compelent Authority.



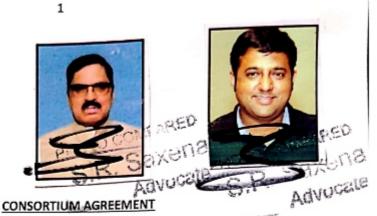
SHILL





E-Stamp No. IN-UP08267817553466W dated 03-10-2024

S.P. Advocate



This CONSORTIUM AGREEMENT (in short "Agreement") is entered into 3rd Day of October, 2024.

AMONGST

 M/S Jageshwar Dham Developers through its patner Dilip Jaiswal S/o shri Subhash Jaiswal 71 Nawada Shekhan Bareilly Uttar Pradesh.

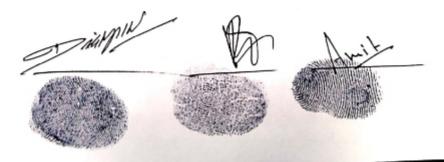
(Herein referred to as "Lead Member or promoter") which expression shall unless it be repugnant to the context or meaning thereof, include its successor, liquidators and assigns of the One Part and

AND

- Aarav Infra projects LLP through its partner Brij Lal Verma S/o shri Nihal Singh having its registered office located at Akash Puram, Pilibhit Bypass Road, Near Sanjay Nursing Home, Bareilly Uttar Pradesh, 243006.
- Luckybrick Buildwell Private Limited. (CIN U70109UP2021PTC149351),a company registered under the Companies Act,2013 (18 of 2013) through its Director Amitsethi S/o Ram Chandra Sethi having its registered Office at 97/98 A, Residency Gardens Stadium Road Bareilly Uttar Pradesh-(243001).

Hereinafter collectively referred to as "Consortium Members or co promoter" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her/their legal heirs, successor-in-interest, Successors.Legalrepresentatives and permitted assigns...

(The Lead Member and the Consortium Members are hereinafter collectively referred as "Parties" and individually as "Party")





WHEREAS

- A. The Lead Member and the Consortium Members(ANNEXURE 1) are owner and in possession of of Land"Said Land" (Khasra no.116 (part)(7245.875 sq.mt.) & (Khasra no.117(7910 sq.mt.)"at village Nawadiya ilaka Shinghai, Bareilly, Uttar Pradesh.
- B. The Lead Member and Consortium Members intend to develop a residential township on the Said Land (herein 'Kings Park Residency') in accordance with the provisions of policy framed by the concern authorities (as amended from time to time) in this regard vide the BDA Permit no: PLOTTED RESI DEVELOPMENT /PLOTTED HOUSING /02258/BDA/LD/23-24/0576/31012024
- C. The Parties have agreed to appoint M/S JageshwarDham Developers as a lead Member or promoter of the said project (kings park residency) in the form of Consortium to provide the financial, technical, managerial and other services for the Project on the following terms and conditions:-

NOW, THEREFORE, THIS AGREEMENT WITNESSES AS FOLLOWS:-

In consideration of the mutual covenants of the Parties the sufficiency whereof is hereby acknowledges and other good valuable consideration, the Parties have agreed as follows:

1. LEAD MEMBER OR PROMOTER

- 1.1 The Consortium Members have mutually decided to appoint M/S JageshwarDham Developersas a Lead Member or promoter of the project.
- 2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:
- 2.1 The purpose of this Agreement is to specify the responsibilities of the Parties towards the execution of the Project including land assembly, preparation of detailed project report, securing of clearances/approvals, execution and completion of development works/construction works, maintenance of services and management and disposal of properties and to set out further rights and obligations of the Parties supplementing but not conflicting with those present in this Agreement.
- 2.2 The Lead Member shall be absolutely authorized by the Consortium Members to make representation and declaration on their behalf before concern authorities for carrying out development and completion of the Project and to open the required RERA designated bank accounts as per the guideline of the RERA.

- July Mill





आवेदन सं०: 202400787044211

भागीदारी विलेख

बही स०: 4

रजिस्ट्रेशन स०: 372

वर्ष: 2024

प्रतिफल- ० स्टाम्प शुल्क- ११०० बाजारी मूल्य - ० पंजीकरण शुल्क - १०० प्रतिलिपिकरण शुल्क - ६० योग : १६०

श्री जागेश्वर धाम डवलपर्स द्वारा दिलीप जायसवाल अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री सुभाष जायसवाल

व्यवसाय : अन्य

निवासी: 71 नवादा शेखान बरेली



श्री, जागेश्वर धाम डवलपर्स द्वारा

ने यह लेखपत्र इस कार्यालय में दिनाँक 03/10/2024 एवं 04:54:18 PM बजे

निबंधन हेतु पेश किया।

दिलीप जायसवाल अधिकृत पदाधिकारी/ प्रतिनिधि



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उदयभान प्रभारी . उप निबंधक :सदर प्रथम बरेली 03/1/0/2024 विकास सक्सेना . निबंधक लिपिक

03/10/2024

2.3 The Lead Member shall be responsible to obtain from government authorities/department all permissions (if require), no-objections and sanction of layout plans, revised layout plans required for development and completion of Project as well as building plans/ revised building plans for construction.

2.4 The Lead Member shall deal with all government authorities (if require) for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Project.

2.5 The Lead Member & Consortium Members bothshall be responsible to make payment for all fee, charges, costs and expenses incurred in connection with the development, marketing and construction of the

Project.

2.6 The Lead member shall be absolutely authorized to Allot/book the properties of the project whereas Only the land owner (ANNEXURE 1) (i.e. the Lead Member & Consortium Members) will have full authority to execute the sale deed of his/her respective property.

2.7 The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.

3. PROJECT MANAGEMENT STRUCTURE:

- 3.1 It is clarified that no land is being transferred by this Consortium Agreement.
- 4. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:
- 4.1 All cost/expenses/fee/charges relating to the Project shall be borne by the Lead Member & Consortium Members equally.
- 4.2 In lieu of the land contributed by all the Members, considering the market response of the Project the respective Lead Member &Consortium Members shall be entitled annually a percentage of Gross Revenue of the Project, as maybe mutually agreed amongst the Lead Members and the respective Consortium Members.

The term "GROSS REVENUE" for the purpose of this clause shall mean revenue as shown in the financials of Lead Member.

4.3 The Parties hereby agree that both the Lead Member& Consortium Members are entitled to all rights and benefits accruing with respect to the Said Land and/ or the Project.

5. GENERAL TERMS AND CONDITIONS:

5.1 MISC

in your





बही स०: 4

रजिस्ट्रेशन स०: 372

वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त भागीदार: 1

श्री जागेश्वर धाम डवलपर्स के द्वारा दिलीप जायसवाल , पुत्र श्री सुभाष जायसवाल

निवासी: 71 नवादा शेखान बरेली

व्यवसाय: अन्य

भागीदार: 2





श्री आरव इन्फ्रा प्रोजेक्ट एल॰एल॰पी॰ के द्वारा ब्रिज लाल वर्मा , पुत्र श्री निहाल सिंह

निवासी: गंगोत्री सदन आकाश पुमर विस्तार पासपोर्ट ऑफिस

के पास बरेली

व्यवसाय: अन्य

भागीदार: 3





श्री लक्कीब्रिक विल्डवैल प्रा॰लि॰ के द्वारा अमित सेठी, पुत्र श्री राम चन्द्र सेठी

निवासी: 676 जनकपुरी बरेली

व्यवसाय: अन्य







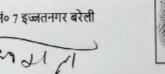
ने निष्पादन स्वीकार किया । जिनकी पहचान पहचानकर्ता : 1

श्री कमल किशोर मिश्रा , पुत्र श्री रामाधार मिश्रा

निवासी: कृष्णा नगर रोड नं० ७ इज्जतनगर बरेली

व्यवसायः अन्य

टिप्पणी











र जिस्ट्रीकरण अधिकारी के हस्ताक्षर

उदयभान प्रभारी . उप निबंधक : सदर प्रथम बरेली 03/10/2024

विकास बुक्सेना . निबंधक लिपिक बरेली a) The Lead Member& Consortium Member shall by mutual understanding and agreement(i) decide the method and/or manner of carrying out development/construction and completion of the Project or matters incidental theretoand (ii) to dispose of the properties of the Project on such price, terms and condition as it deem fit and proper.

b) The Consortium Members shall sign all documents as may be required by the Lead Member time to time without any objection thereby authorizing Lead Member to (i) handover the project to the association of allottee(s) of the Project and/or concerned authorities, as the case maybe. (ii) to open and manage theRERA bank accounts.(iii) allot/book the sanctioned properties of the project to any person(s) and received the sales consideration into the RERA bank Account.(iv) Submit QPR To RERA and other paper works if require time to time.(v) appoint the RERA Consultant or any other consultant/professional (like Architect, civil Engineer, Electric Engineer, chartered Accountant, contractor etc..) if require for project.

c) The Consortium Members hereby agrees and undertakes to identify and hold harmless the Lead Member and its directors, officers and employees from and against and pay and make good the monetary value of, any and losses incurred or suffered by the Lead Member directly arising out of, relating to or resulting from:

Breach of any representations and warranties contained in the Agreement; or

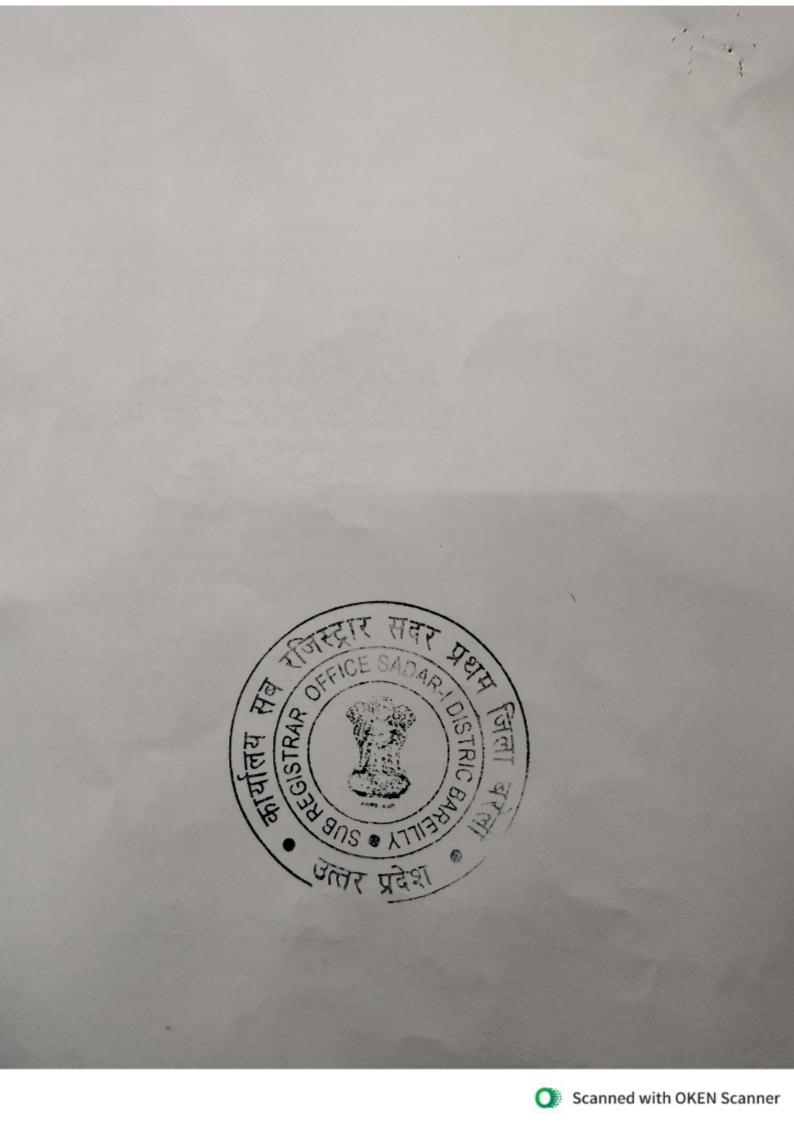
A breach of any provision of this Agreement

d) Any Provision of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in anyway the remaining provisions thereof.

e) In case of any change in the Consortium Members of the Consortium, an amended Consortium Agreement shall be submitted to the authority by the Lead Member.

f) The Parties hereby understand and agree that each party shall be individually liable to meet out there obligations pertaining to the tax/s as maybe attracted on the present understanding.





5.2 GOVERNING LAW: This Agreement shall in respect be construed in accordance with Laws Of India, as amended from time to time and in event of conflict between the provisions of this Agreement and the said laws the later shall prevail.

5.3 FORCE MAJEUR: None of the Parties shall be held in default in the performance of the obligation under this 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, reason beyond control, Government Action. In the event of force majeure, the Parties of the Agreement undertake to consult each other.

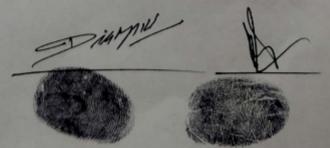
5.4 SETTLEMENT OF DISPUTES:All Parties agree to settle amicably all disputes arising out of or concerning this Agreement. In the event of the Parties failing to amicably resolve any dispute in the foregoing matter, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.

5.5 WAIVER: The waiver of any Party of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to waiver of the subsequent breach.

5.6 TOTALITY: This 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 Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representative as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreement between the Parties of the Project. The agreement shall be valid and enforceable till the completion of the Project.

5.7 CONFIDENTIALITY: All members shall be under obligation not to disclose any information of terms of this Agreement to any third party. All documents and information exchanged between the Parties for the purpose of Project shall be treated as strictly confidential by the other members and shall not be share by any other outside agency except the concern Development Authority & Government of Uttar Pradesh.

5.8 NOTICES: Any notice required pursuant to the Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Agreement.





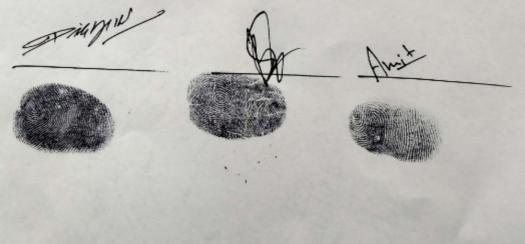


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- 5.9 MODIFICATION AMENDMENT: The terms and conditions of this Agreement may be modified/ amended as maybe stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties in the form of a notarized agreement.
- DURATION OF CONSORTIUM AGREEMENT: This Agreement shall 5.10 remain in effect from(start date) until completion of the project and handing over of the same to the association of allottee/s of the Project and/or concerned authorities, as the case may be or until mutually agreed upon by all parties in writing.

5.11 LIABILITY:

The Parties hereby understand and agree that each Party shall be individually liable for any default with regard to the deliverables of its/his/her part under the terms and conditions of this Agreement.

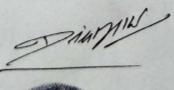




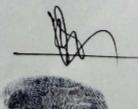
7

ANNEXURE -1

NAME OF LAND OWNER	KHSARA NO	AREA OF	VILLAGE	REGISTRY DOCUMENT DETAILS
1.M/S JAGESHWAR DHAM DEVLOPERS 2.LUCKYBRICK BUILDWELL PVT LTD	116(PART)	7245.875 SQ. MTR	NAWAIDA ILAKA SINGHAI, BAREILLY	BOOK NO 1, JILD NO 14636, PAGE NO 179 TO 210. SR NO 14973. DATE: 12/10/2023
3.AARAV INFRAPROJECTS LLP	945 TO 15			
1.M/S JAGESHWAR DHAM DEVLOPERS 2.LUCKYBRICK BUILDWELL PVT LTD	117	7910 sqmtr	NAWAIDA ILAKA SINGHAI, BAREILLY	BOOK NO 1, JILD NO. 15038, PAGE NO 323 TO 352. SR NO 15794 DATE: 12/10/2023
3.AARAV INFRAPROJECTS LLP				













आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड e - Permanent Account Number (e-PAN) Card AAECL6877B

नाम / Name

LUCKYBRICK BUILDWELL PRIVATE LIMITED

निगमन/गठन की तारीख Date of Incorporation / Formation

23/07/2021



Signature Not

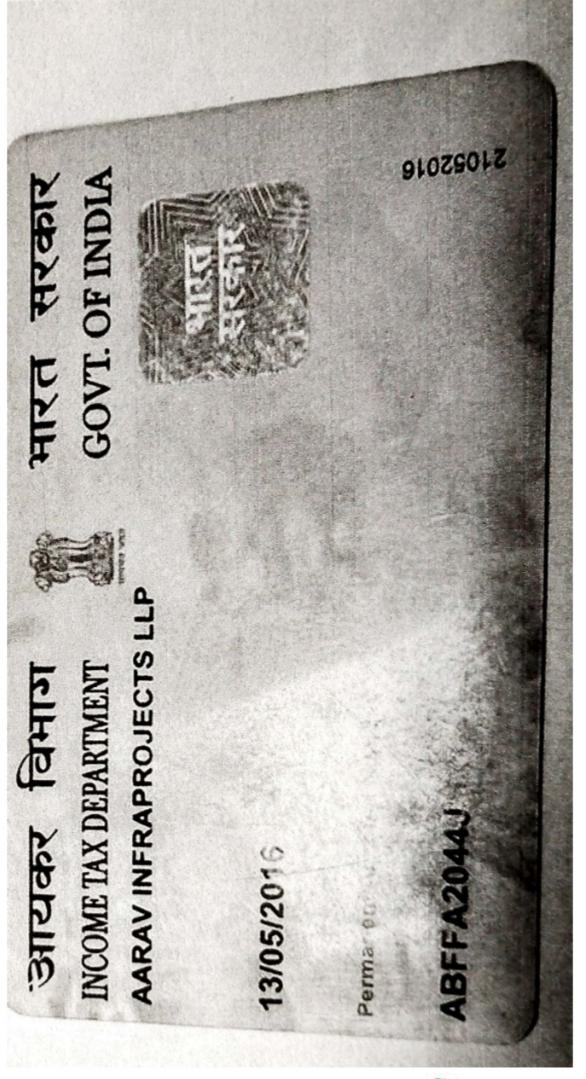
- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्वाची लेखा संख्या (पैन) एक करदाना से संबंधित विधिन्न दरलावेजों को जोड़ने में आयक विधान को सहायक होता है, जिसमें करों के भूगतान, आकलन, का मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहात्सी आदि भी गामिल है ।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयक्त आर्थितवम, 1961 के तहत निर्देश के लिए स्कर्मा लेखा सहया (पैन) का उद्धेख अब अनिवार्ष है (आवक्त निषम, 1962 के नियम 114B, का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 16,000. एक. से अधिक स्थायी लेखा संदुधा (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संख्या पैन कार्ट में एनहान्स क्यूजार कोड शामिल है जो एक विशिष्ट एंड्रॉड्ड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड. "Enhanced QR Code Reader for PAN Card" #1

आयकर विभाग INCOME TAX DEPARTMENT GOVI OF INDIA AAECL6877B LUCKYBRICK BUILDWELL PRIVATE

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here









MINISTRY OF CORPORATE AFFAIRS **GOVERNMENT OF INDIA**

10/499-8, Allenganj., Khalasi Line,, Kanpur, Uttar Pradesh, 208002, India Registrar, Kanpul

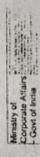
FORM 16

[Refer Section 12(1)(b) of the LLP Act, 2008] CERTIFICATE OF INCORPORATION

LLP Identification Number: AAG-3604

It is hereby certified that AARAV INFRAPROJECTS LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008

Given at Uttar Pradesh this Thirteenth day of May Two thousand sixteen.



19:5

Registrar, Kanpur

Note: The corresponding form has been approved by PUNEET KUMAR DUGGAL, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:
AARAV INFRAPROJECTS LLP
AKASH PURAM, PBT BY PASS ROAD, NEAR SANJAY NARSING HOME,
BAREILLY, Bareilly,

Uttar Pradesh, 243006, India

Page 1 of 1



GOVERNMENT OF INDIA MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

July Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares I hereby certify that LUCKYBRICK BUILDWELL PRIVATE LIMITED is incorporated on this Twenty third day of

The Corporate Identity Number of the company is U70109UP2021PTC149351.

The Permanent Account Number (PAN) of the company is AAECL6877B

The Tax Deduction and Collection Account Number (TAN) of the company is LKNL06591E

*

Given under my hand at Manesar this Twenty third day of July Two thousand twenty-one

COMPORATE ATTAINS IS

Digital Signature Certificate PM MOHAN ASST, REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companie

Registrar of Companies

Central Registration Centra

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declaration of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or fund from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

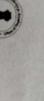
Mailing Address as per record available in Registrar of Companies office:

LUCKYBRICK BUILDWELL PRIVATE LIMITED

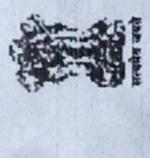
R/O-97/98 A RESIDENCY GARDENS, BAREILLY, Bareilly, Uttar

Pradesh, India, 243001

* as issued by the Income Tax Department



INCOME TAX DEPARTMENT आयकर विमाग



भारत सरकार GOVT. OF INDIA

Permanent Account Number Card स्थायी लेखा संख्या कार्ड

AATFJ7726P

नाम / Name

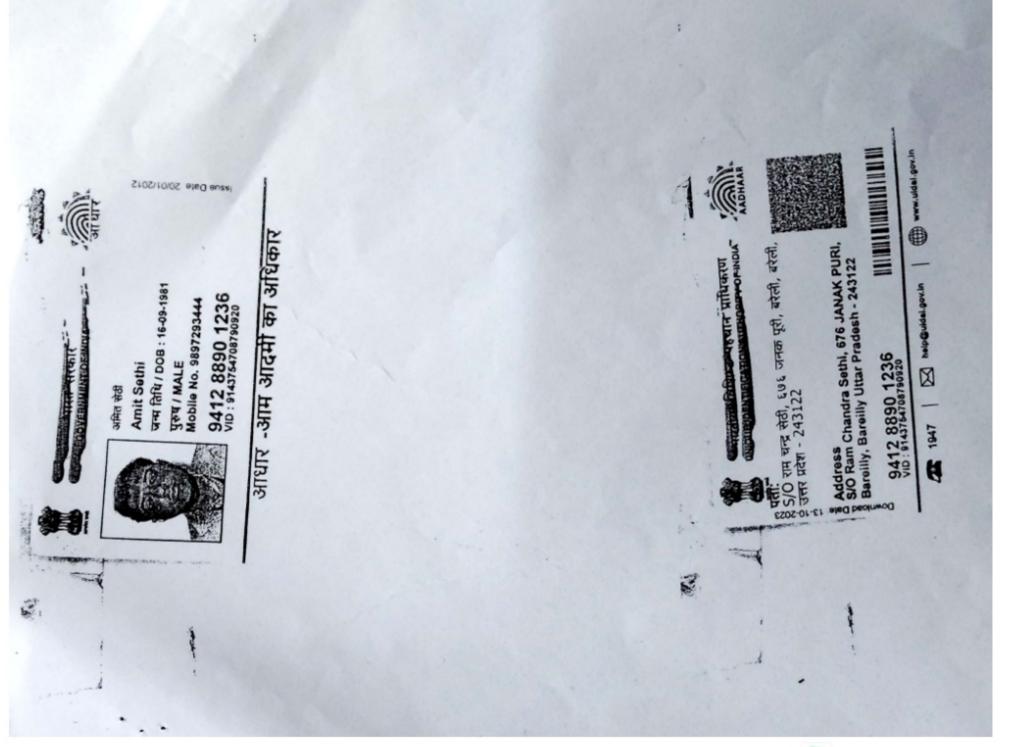
JAGESHWAR DHAM DEVLOPERS

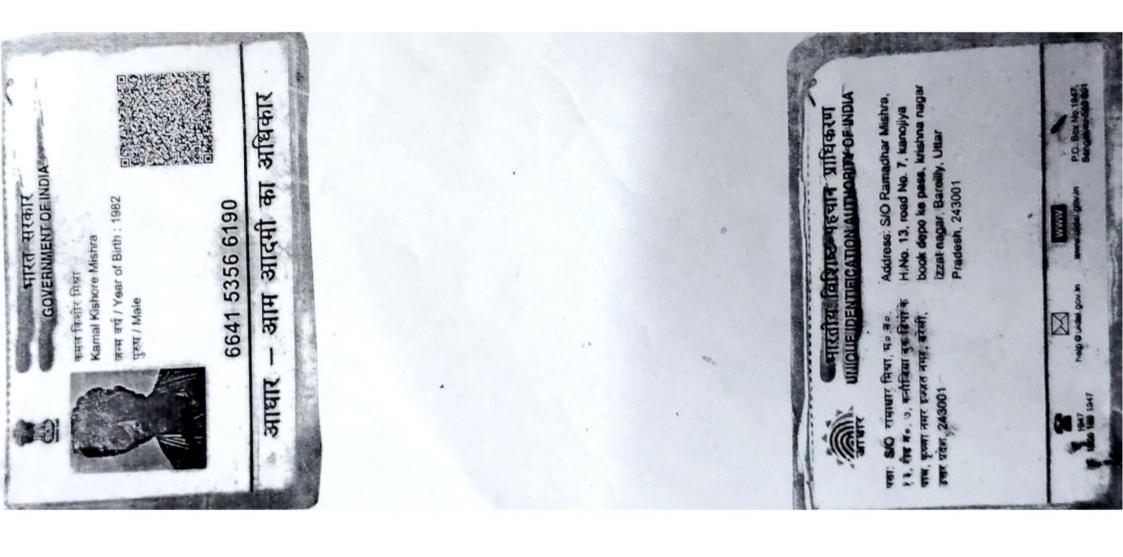
















···>&----





सूचना / INFORMATION

आधार पहचान का प्रमाण है, नागरिकता का नहीं।

आधार विशिष्ट और सुरक्षित है।

प्रकापमप्ताओननाइन प्रमाणीकरण

आपार के सभी रूप जैसे आपार पत्र, पीवीसी कार्ड, ई-आपार और एम-आपार समान रूप से मान्य हैं। १२ अंकों की आपार संख्या के स्थान पर आभासी (वर्ष्ट्रेजन) आपार पहचान (VID) का भी उपयोग किया जा .

to साल में कम से कम एक बार आधार अपडेट जरूर करे। आधार आपको विभिन्न सरकारी और गैर-सरकारी चोजनाओं /सेवाओं का लाम उठाने में मदद करता है।

आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखे। आधार सेवाओं का ताम उठाने के लिए स्मार्टकोन पर mAadhaar ऐप

आपार (पत्र) नंबर) चाहने वाली संस्थायों को उधित सहमति तेने के तिए बाध्य किया गया है। आपार/बायोमेटिकस को लॉक)अनलॉक करने की विशेषता का उपयोग मुख्ता मुनिशियत करने के लिए करे।

Aadhaar is a proof of identity, not of citizenship.

identity using secure QR code/offline Aadhaar is unique and secure.

All forms of Aadhaar like Aadhaar letter, PVC Cards. XML/online Authenticati

eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.

Update Aadhaar at least once in 10 years.

Government and Non-Government benefits/services. Aadhaar helps you avail various

Keep your mobile number and email id updated in . app on smart phones to avail mAadhaar ■ Use the feature of lock/unlock Aadhaar/biometrics to ensure security.

Entities seeking Aadhaar are obligated to

Government of India

Unique Identification Authority of India पहचान प्राधिकरण ामोकन कम/ Enrolment No.: 2906/00214/00439 विशिष्ट भारतीय

1-243001 Barelly Uttar Pradesh 9084617004 Vipin Pal S/O: Mahendra Pal





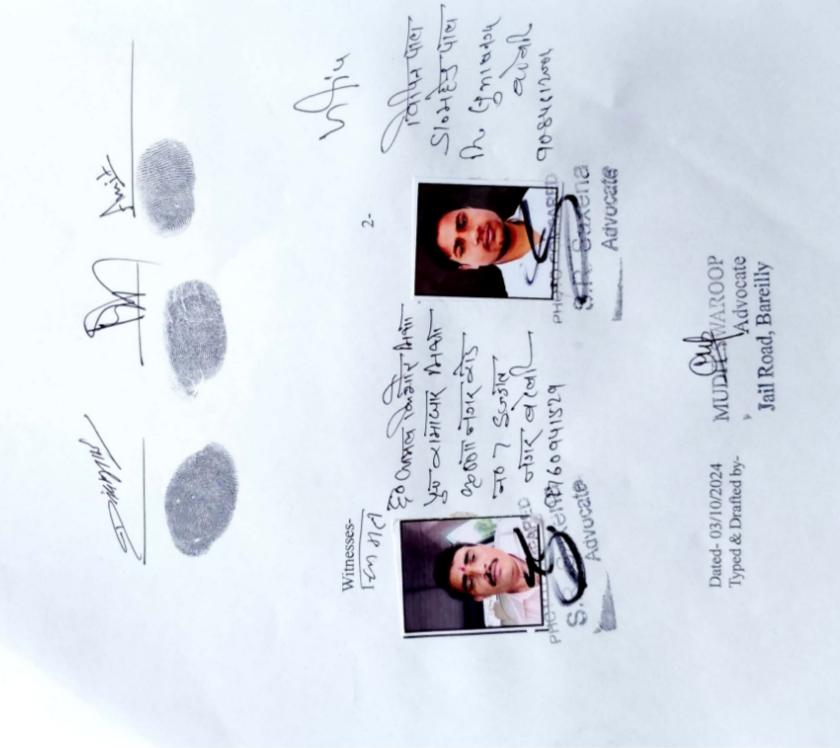
आपका आधार क्रमांक / Your Aadhaar No.

मेरी पहचान मेरा आधार,





IN WITNESS WHEREOF the Lead Member and Consortium Members have executed this agreement on this 3rd day of Oct2024at Bareilly.



आवेदन सं०: 202400787044211

372 पर तक क्रमांक 28 बही संख्या ४ जिल्द संख्या ३४६ के पृष्ठ ४। स दिनाँक ७३/१०/२०२४ को रजिस्ट्रीकृत किया गया। जिल्द संख्या ३४६ के पृष्ठ

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उदयभान प्रभारी . उप निबंधक : सदर प्रथम बरेली

03/10/2024