



उत्तर प्रदेश UTTAR PRADESH

CONSORTIUM AGREEMENT

AP 286386

STAMP DUTY: -1000/-Rupees Only

This Consortium Agreement (hereinafter referred as Agreement) is made and executed at Meerut on this 04<sup>th</sup> day of October, 2024.

**BETWEEN**

1- M/s Saraswati Sagar Office at 207, Saraswati Plaza, Shivaji Road, Meerut through its partner Shri Varun Agarwal S/o Shri Amit Agarwal R/o 4 Vijay Nagar, Meerut, Uttar Pradesh-250001 (hereinafter called the "Lead Party/Lead Member", which expression shall, wherever the context so admits include its heirs, successors, assignees, administrators' legal representatives, attorneys and executors as party of the First Part; and PAN ACJFS90F2K MOB. – 8923881746.

M/S Saraswati Sagar T. V. Estate  
For-T... Associate  
For-T... Associate  
Director  
M/S...  
Agarwal  
Partner

Contd.-2

34 1600  
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 ममम सरवनी लाल अग्रवाल  
 सरवनी लाल अग्रवाल  
 500  
 25-11-2024  
 117 3011

पार्टनर अमरा अग्रवाल



BISHNOI  
 ADVOCATE



BISHNOI  
 ADVOCATE

For Sarv...  
 Develo...



BISHNOI  
 ADVOCATE



BISHNOI  
 ADVOCATE

M/s T. U.



BISHNOI  
 ADVOCATE



BISHNOI  
 ADVOCATE

For Tif...

शुभाग्र अग्रवाल



उत्तर प्रदेश UTTAR PRADESH

GD 177076

(2)

- 2- M/s T.T.V Enterprises Office at B-257, Shatabdi Nagar Meerut Through its partner Shri Varun Agarwal S/o Shri Amit Agarwal R/o 4 Vijay Nagar, Meerut, Uttar Pradesh-250001 (which expression shall, wherever the context so admits include its heirs, successors, assignees, administrators' legal representatives, attorneys and executors as party of the Second Part; and PAN-AAIFT2470M MOB. – 9837569945.
- 3- M/s Tirupati Associates Regd. Office A-49, Shatabdi Nagar, Meerut through partner Sh. Amit Kumar S/o Late Shri Devendra Singh R/o H. No. -38, Vijay Lok Colony, Mawana Road, Meerut Uttar Pradesh-250001 (which Expression shall mean and include its heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Third Part and PAN- AAHFT9344H MOB. – 9319669945.
- 4- M/s SARASWATI INFRA AND DEVELOPERS PRIVATE LIMITED, through

M/S Saraswati Infra And Developers PVT. Ltd. For Sarawati Infra And Developers PVT. Ltd. Contd.-3  
 M/s T. T. V. Enterprises Partner  
 For Tirupati Associates Regd. PVT. Ltd. Director  
 M/S SARASWATI INFRA AND DEVELOPERS PVT. LTD. Partner

Handwritten signatures and fingerprints are present below the text. The signatures include 'Amit Kumar', 'Amit Agarwal', and 'Amit Kumar'. There are five fingerprints in total, corresponding to the signatures above them.

15

क्रमांक \_\_\_\_\_

स्टाम्प का मूल्य : अंकन 100 (शब्दों में) \_\_\_\_\_

अरीदार का नाम महेश शर्मा

पता \_\_\_\_\_

लेखपत्र का पता एवं पत्र \_\_\_\_\_

एवं स्टाम्प की तिथि \_\_\_\_\_

स्टाम्प की राशि 100

लाइसेंस नं. \_\_\_\_\_

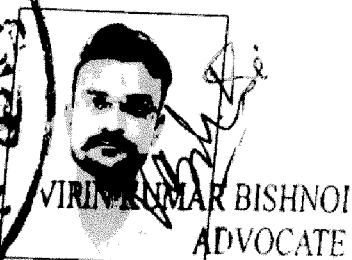
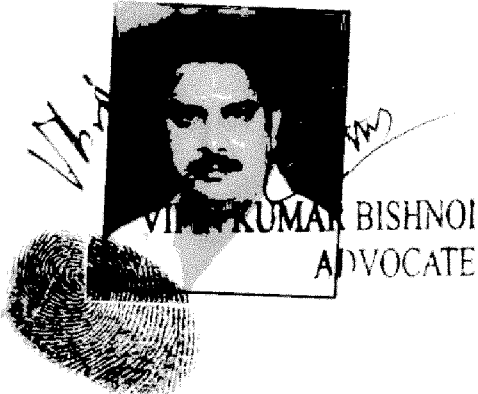
विक्रय स्थल \_\_\_\_\_

विक्रय का दिनांक 4-10-2024

\_\_\_\_\_

\_\_\_\_\_

भाग्य चामुण्डा  
 लाला मंगल शर्मा  
 पारवत कम्प अग्रवाल



14  
11  
रुजवात



उत्तर प्रदेश UTTAR PRADESH

GD 177077

(3)

its director Shri Varun Agarwal S/o Shri Amit Agarwal R/o 4 Vijay Nagar Meerut, Uttar Pradesh-250001 (which expression shall, wherever the context so admits include its heirs, successors, assignees, administrators' legal representatives, attorneys and executors as party of the Fourth Part; and PAN-ABMCS0005R MOB.-9690022973

5- M/s Srashti Enterprises office 4, Vijay Nagar, Meerut, through its partner Smt. Trisha Agarwal W/o Shri Varun Agarwal R/o 4 Vijay Nagar, Meerut - 250001 (which Expression shall mean and include her heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Fifth Part and PAN- ABUFS1040D, MOB. - 6399669945.

6- Shri Varun Agarwal S/o Shri Amit Agarwal 4 Vijay Nagar Meerut, Uttar Pradesh-250001 (which expression shall, wherever the context so admits

M/S Saraswati Sagar M/s T. For Saraswati Infra And Developers Pvt. Ltd. Contd.-4  
For Welpati Associates

(Partner)

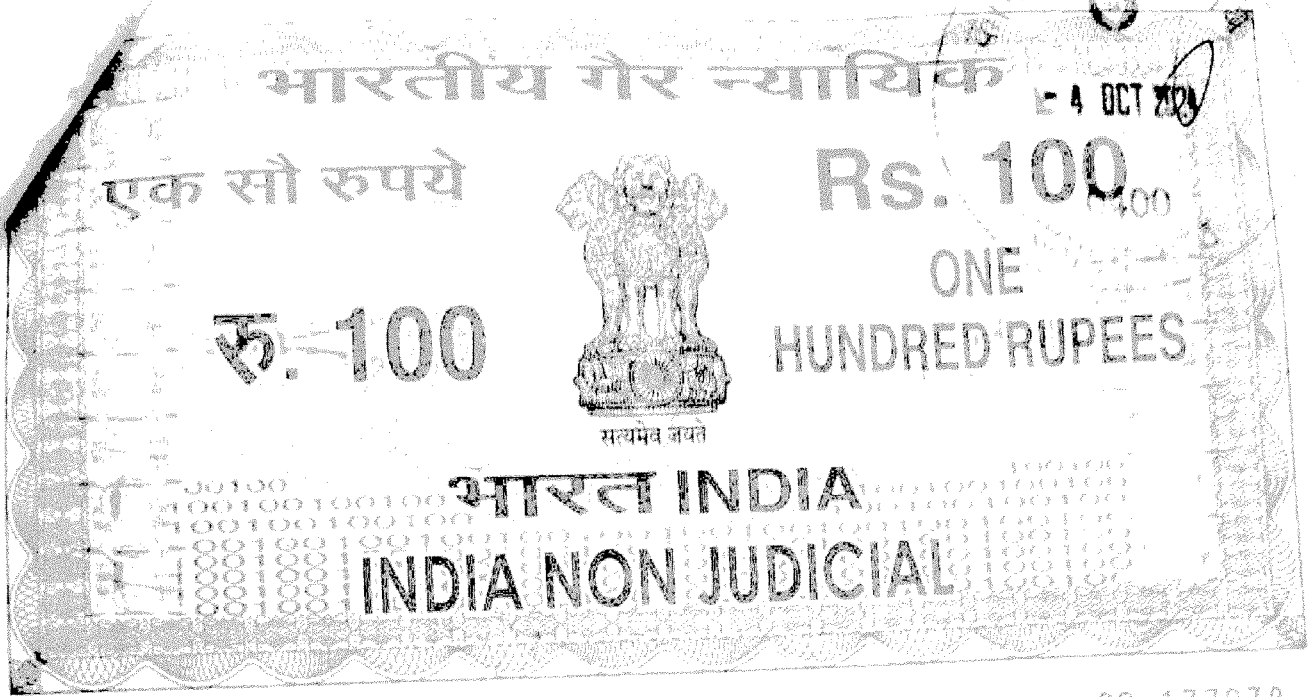
Partner

Partner

SRSASHTI ENTERPRISES  
Partner

Partner

Partner



उत्तर प्रदेश UTTAR PRADESH

(4)

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include his heirs, successors, assignees, administrators' legal representatives, attorneys and executors as party of the Sixth Part; and PAN-AHOPA5208K MOB.- 9690022973

7- Sh. Amit Kumar S/o Late Shri Devendra Singh R/o H. No. -38, Vijay Lok Colony, Mawana Road, Meerut Uttar Pradesh-250001 (which Expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Seventh Part and PAN-ATMPK9116G MOB. - 9319669945



Each Party shall individually be referred to as a "Party" and collectively be referred to as the "Parties"

**WHEREAS;** all of the above-mentioned parties are the legal owners of their land and decided to enter into and execute this consortium Agreement with

M/S Saraswati Sagar



M/s T. T. W. Bhatnagar For Tirupati Associates



For Saraswati Infra And  
D&S Group Pvt. Ltd.  
Partner M/s SRACVT  
Contd.-5

  
(Partner)  




उत्तर प्रदेश UTTAR PRADESH

(5)

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the object of development of a Residential Colony named as "SARASWATI GREEN'S PHASE-I, MEERUT" situated in Meerut, Uttar Pradesh (hereinafter referred as "Project")

**The Agreement and its terms and condition witness hereinafter as:**

1. All the Consortium member, have mutually decided to appoint M/s Saraswati Sagar as a lead Member.
2. Aim and Scope of Consortium Agreement: The Sole aim of this Consortium Agreement is for submitting the proposal for the development of the Integrated Township in the state of Uttar Pradesh.
3. **Shareholding and Profit/ Loss sharing basis in Consortium**
  - a) M/s Saraswati Sagar shall act as a lead member of the Consortium. The other member of the consortium has empowered M/s Saraswati Sagar to take any decision in relation of the said project.

Contd.-6

M/S Saraswati Sagar  
M/s T. T. V. S. For Tirupati Associates  
(partner) Partner  
For Tirupati Associates  
Partner  
M/s SARASWATI ENTERPRISES  
Partner



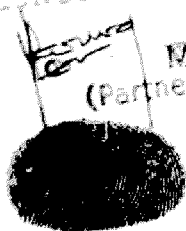



(7)

5. Funding and Basis of Sharing the Expenditure and Remuneration


- a. Up to the Completion of the Project in the name of Consortium, all cost related to the Project shall be borne by M/s Saraswati Sagar.
  - b. The Consortium shall raise loans from the Financial Institution/Banks for the project and any shortfall in financing of the Project shall be contributed by the consortium members in the ratio of their shareholding.
  - c. Upon completion of the Project profit and loss shall be shared by the Consortium members in ratio of their shareholding of the land contributed.
- 6- The Parties herein agree that no party shall withdraw from this Agreement during the development of the Project and up to the issuance of completion certificate for any reason, whatsoever.
- 7- The Parties herein also have represented and assured each other that they will abide and be bound by the terms and conditions stipulated by Government of Uttar Pradesh or any provision of Law, as applicable in the matter at this time.
- 8- The Parties hereby agree that the Party of the First Part shall act as the **Lead Party** amongst the parties and shall enter into and execute the Agreement on behalf of himself and on behalf of the other parties with Meerut Development Authority and other U.P Government department and also undertake to co-operate with each-other in order to ensure smooth and perfect development and execution of the Project. The Lead Party is hereby authorized by other parties to incur liabilities and receive instructions for and on behalf of all other parties to this Agreement to be shared proportionally as per their share.

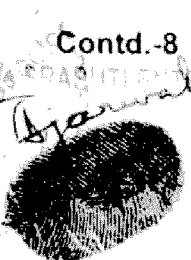
M/S Saraswati Sagar

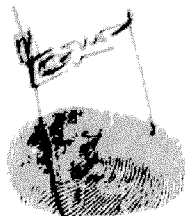
  
(Partner)

M/s T. T. Associates  
  
Partner

  
Partner

For Tirupati Associates  
  
Partner

Contd.-8  
  
Partner

  
Partner

  
Partner

आवेदन सं०: 202400734084448

बही सं०: 4

रजिस्ट्रेशन सं०: 259

वर्ष: 2024

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

भागीदार: 1

श्री मैसर्स सरस्वती सागर द्वारा पार्टनर के  
द्वारा वरुण अग्रवाल, पुत्र श्री अमित  
अग्रवाल

निवासी: 4, विजयनगर, मेरठ।

व्यवसाय: व्यापार

भागीदार: 2

श्री मैसर्स टी टी वी एन्टर प्राइजेंज द्वारा  
पार्टनर के द्वारा वरुण अग्रवाल, पुत्र श्री  
अमित अग्रवाल

निवासी: 4, विजयनगर, मेरठ।

व्यवसाय: व्यापार

भागीदार: 3

श्री मैसर्स तिरुपति एसोसिएट्स द्वारा  
पार्टनर के द्वारा अमित कुमार, पुत्र श्री  
दिवन्त सिंह

निवासी: 38, विजय लोक कॉलोनी, मवाना  
रोड, मेरठ।

व्यवसाय: व्यापार

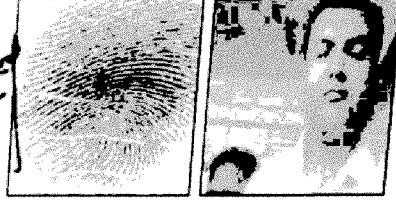
भागीदार: 4



*(Handwritten signature)*



श्री मैसर्स सरस्वती इन्फ्रा एंड डेवलपर्स प्रा  
लि द्वारा डायरेक्टर के द्वारा वरुण  
अग्रवाल, पुत्र श्री अमित अग्रवाल  
निवासी: 4, विजयनगर, मेरठ।  
व्यवसाय: व्यापार  
भागीदार: 5



श्री मैसर्स सृष्टि एटर प्राइजेज द्वारा  
पार्टनर के द्वारा वरुण अग्रवाल, पुत्र श्री  
अमित अग्रवाल  
निवासी: 4, विजयनगर मेरठ।  
व्यवसाय: व्यापार  
भागीदार: 6



श्री वरुण अग्रवाल, पुत्र श्री अमित अग्रवाल  
निवासी: 4, विजयनगर मेरठ।  
व्यवसाय: व्यापार  
भागीदार: 7



श्री अमित कुमार, पुत्र श्री देवेन्द्र सिंह  
निवासी: 38, विजय लोक, कॉलोनी, मन्वाना  
रोड, मेरठ।  
व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री सचिन शारदवाज, पुत्र श्री देवेश  
शारदवाज

निवासी: शास्त्रीनगर, मेरठ।  
व्यवसाय: वकालत  
पहचानकर्ता: 2






श्री विजय चौहान, पुत्र श्री राम पाल सिंह  
निवासी: मुल्तान नगर, भोला रोड, मेरठ।  
व्यवसाय: नौकरी




रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
हर्षवर्धन यादव .

उप निबंधक : सदर तृतीय

मेरठ

23/10/2024

  
अनिल कुमार .

निबंधक लिपिक मेरठ

23/10/2024

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

प्रिंट करें



WITNESSES:

1. (Sachin Bhardwaj)  
S/o Sh. D.C. Bhardwaj  
R/o- Ansal Colony,  
Shastri Nagar, Meerut.

M/S. ANSAL INFRA  
(Partner)  
(First Party)

2 (Vijay Chauhan)  
S/o Sh. Rampal Singh  
R/O- Multan Nagar, Bhola Road,  
Meerut.

M/S. T. S. ENTERPRISES  
Partner  
(Second Party)

For Tirupati Associates

For Saraswati Infra And  
Devl. Pvt. Ltd.

M/S. SARASWATI ENTERPRISES

(Third Party) Partner  
(Fourth Party)

(Fourth Party) Director  
(A)  
(Seventh Party)

(Fifth Party) Partner

DATED 04-10-2024 DRAFTED BY VIPIN KUMAR BISHNOI, ADVOCATE, MEERUT.

VIPIN KUMAR BISHNOI  
ADVOCATE

आवेदन सं०: 202400734084448

बही संख्या 4 जिल्द संख्या 476 के पृष्ठ 67 से 92  
तक क्रमांक 259 पर दिनांक 23/10/2024 को  
रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हर्षवर्धन यादव .

उप निबंधक : सदर तृतीय

मेरठ

23/10/2024

**ANNEXURE A**

**DETAILS OF CONSORTIUM MEMBERS**

	<u>Area (Sq. Mtr)</u>	<u>Ratio / %</u>
M/s Tirupati Associates	3281.17	8.20
Sh. Amit Kumar	437.93	1.09
M/s Srishti Enterprises	11515.73	28.79
M/s Saraswati Infra & Developers Pvt. Ltd.	418.20	1.05
M/s TTV Enterprises	2124.00	5.31
Sh. Varun Agarwal	1334.29	3.34
M/s Saraswati Sagar	20884.30	52.22
	<u>39995.62</u>	<u>100.00</u>

**M/S Saraswati Sagar**

  
(Partner)

**M/s T. V. Enterprises For Tirupati Associates**

  
Partner

  
Partner

**For Saraswati Infra And  
Developers Pvt. Ltd.**

  
Director

**M/s SRASHTI ENTERPRISES**

  
Partner

