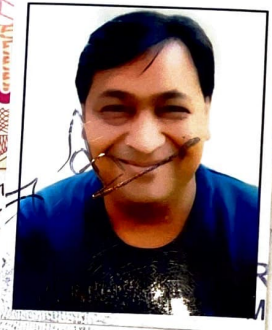


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उत्तर प्रदेश UI



SHARMA  
LL.B. Advocate  
Advakta Bhawan  
Victoria Garden

AP 310046

RON SHARMA  
LL.B. Advocate  
Advakta Bhawan  
Victoria Garden, Meerut  
M: 98823, 9897864876

**CONSORTIUM AGREEMENT**

This consortium agreement (hereinafter referred to as the (Consortium) is executed at Meerut one the 08 day of April 2025

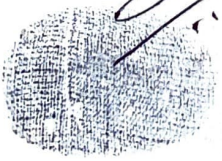
BETWEEN

1. **M/s Prasandi Biotech Park Pvt. Ltd.** (PAN-AACCP7988F) (a company incorporated under the companies Act 1956) registered office at Shop No 1 Chandra Estate, Rohta Road, Meerut (Uttar Pradesh) acting through its authorized representative its director Shri Suraj Yadav S/o Shri Kartar Singh Yadav R/o A-31, Defence Colony, Mawana Road, Meerut (Adhar XXXX XXXX 6256) Ph-9837021982 (hereinafter referred to as the lead Firm and owner) which expression shall unless repugnant or opposed to the context or the meaning thereof be deemed to include its legal representatives, successors, executors, wholly owned subsidiaries, administrators, and assigns, etc. The Party of the First Part

AND

FOR PRASANDI BIOTECH PARK PVT.LTD

*[Signature]*  
DIRECTOR



For R.S. DEVELOPERS For Prasandi Builders Pvt. Ltd.

*[Signature]*  
Partner



*[Signature]*  
Director







उत्तर प्रदेश UTTAR PRADESH

AP 310048

:: 2 ::

2. **M/s RS DEVELOPRS (PAN-AATFR4719C)** (a partnership Firm) registered office at A-31, Defence Colony, Mawana Road, Meerut City (Uttar Pradesh) acting through its authorized representative its Partner Mr. Rajeev Agarwal S/o Shri Harish Chand Gupta R/o 214, Madhuban Colony, Baghpat Road, Meerut (Adhar XXXX XXXX 9980) Ph-9358402055, (hereinafter referred to as the owner) which expression shall unless repugnant or opposed to the context or the meaning thereof be deemed to include its legal representatives, successors, executors, wholly owned subsidiaries, administrators, and assignes, etc. The Party of the Second Part.

AND

3. **M/s Prasandi Builders Pvt. Ltd. (PAN-AAACP8262G)** (a company incorporated under the companies Act 1956) registered office at Opposite Apex, College, Vedvyaspuri, N.H.-58, Meerut (Uttar Pradesh) acting through its authorized representative its director Shri Suraj Yadav S/o Shri Kartar Singh Yadav R/o A-31, Defence Colony, Mawana Road, Meerut (Adhar XXXX XXXX 6256) Ph-9837021982 (hereinafter referred to as the owner) which expression shall unless repugnant or

FOR PRASANDI BI OTECH PARK PVT.LTD.

  
DIRECTOR

For R.S. DEVELOPERS For Prasandi Builders Pvt. Ltd.

  
Partner

  
Director

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5/4/25 2105W



opposed to the context or the meaning thereof be deemed to include its legal representatives, successors, executors, wholly owned subsidiaries, administrators, and assigns, etc. The Party of the Third Part .

That the First Party as mentioned above shall be referred as “**Lead Member**” and First to Third parties as mentioned above shall collectively referred to as the “**Consortium member(s)**”.

That all the Consortium member(s) shall collectively be known as “**Parties**” and individually as the “**Party**”.

Whereas all the above mention parties have entered and executed this consortium Agreement to form a Consortium of Developer under the name and style of **M/s Prasandi Biotech Park Pvt. Ltd.** with the object of development of one or more projects at Meerut U.P. the lead member and owner are collectively referred to the parties and individually as the party.

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

**1. PURPOSE OF CONSORTIUM**

Whereas parties mentioned above entered into and executed this agreement for forming a consortium with the object of development of project land situated At Village Murlipur Gulab & Village Shobhapur in the district of Meerut, Uttar Pradesh into various projects (into Phases or Otherwise) under the name & style of “**Green City Home**” (“**said project**”);

**2. DURATION**

This Agreement shall come into force and effect on as of the date of signing of this agreement by the Members. Unless otherwise terminated earlier, this agreement shall remain effective until the complete discharge of all obligations by the Members concerning the completion of the Project.

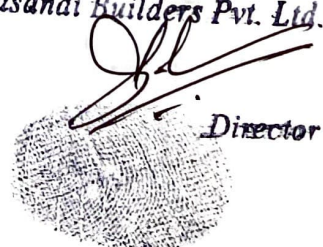
FOR PRASANDI BIOTECH PARK PVT.LTD

  
DIRECTOR

For R.S. DEVELOPERS

  
Partner

For Prasandi Builders Pvt. Ltd.

  
Director



### 3. COORDINATION AND SHAREHOLDING

3.1. The Members hereby understand and agree that there shall be a "Lead Member" who shall be the point of contact for purpose of Project. It is hereby agreed by the Members that for the purpose of this agreement M/s Prasandi Biotech Park Pvt. Ltd. has been appointed as Lead Member. The Lead Member shall be specifically authorized by Members to make representations and declarations on their behalf. However, every Member of the Consortium shall be individually responsible for discharging his obligation and jointly and severally liable for the successful completion of the entire Project.

3.2. For the purpose of this agreement, the Lead Member shall be the single point of contact for all Authorities/ Departments and shall have the overall responsibility of the management of the Project and shall have single point responsibility for ensuring that all Members of the Consortium are complying with the terms and conditions set out in this agreement.

3.3. All instructions/communications from the Authorities/ Departments to the Lead Member shall be deemed to have been duly provided to all the Members of the Consortium.

3.4. The lead member shall develop, and market the said project in terms of this consortium agreement. Since all the consortium members are also partners in M/s Prasandi Biotech Park Pvt. Ltd. /Lead member, the profit arises out of the project shall be divided in profit sharing ratio as decided by the parties.


3.5. All the parties confirm that the ratio is amicably decided and adequate for the rights being provided to either party or the parties shall never challenge the correctness of the adequacy of their ratio at any time in the future. The lead member shall act as a private developer and it is clarified that no land has been transferred by this consortium agreement.

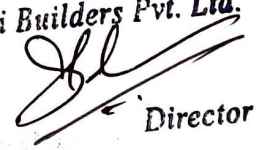
### 4. RIGHTS AND OBLIGATIONS

4.1 The member is authorized to get the maps sectioned from Meerut Development Authority ("MDA/Competent Authority") for carrying out development of project & will pay off the dues of the MDA as and when demanded.

FOR PRASANDI BIOTECH PARK PVT. LTD.

  
DIRECTOR

For R.S. DEVELOPERS  
For Prasandi Builders Pvt. Ltd.  
  
Partner

  
Director



4.2 The parties of this consortium shall sign and execute, without any fail, all necessary deeds, form, applications and other documents whenever required to deal with or to take approvals, permissions consent etc. from competent authority or any other authority for development of the said project.

4.3 That during the term of development/construction, if any, problem or obstruction from any Govt. department(s) and/ or by any allottees/ claimants is created, arose excluding the matters related to the title and possession of the said project land, and due to which if the construction is halted then it shall be the duty of all the parties to fulfill the conditions, comply with the compliances, remove the impediment or satisfy the claimants or allottees at their own cost and effort. The parties shall get such irritants or legal obstructions, impediments removed immediately without any delay so that the construction work would be resumed at the earliest and that delay will not be considered or calculated in the time duration for completion of the project.

4.4 The lead member shall have right to accept inquires/bookings of the units to be developed in the entire project including area falling in the portion of the other consortium members. All the bookings made in the project shall be presumed as accepted & agreed by other consortium members also. The lead member shall be entitled to advertise this project by distributing pamphlets, brochures, publishing advertisements in newspapers, magazines and/or by putting sign boards, neon-sign or such other modes of advertisement as deemed fit, on the said land or at other places, in any manner and thus it shall be entitled to invite prospective buyers/ customers to the site after registration of the said project under RERA.

4.5 That the lead member shall sign, execute, enter into, determine, negotiate, finalize, modify the terms and conditions of the booking/ application form, allotment letter, and agreement with the buyer(s) in the project including deciding terms related to the consequences of delay, levy of interest, waiving off of interest, cancellation of booking, re-allotment of units upon cancellation etc. The other members will join the hands in agreements/deeds as when required under the law for successful execution of the transactions.

FOR PRASANDI BIOTECH PARK PVT.LTD.

  
DIRECTOR



For R.S. DEVELOPERS

For Prasandi Builders Pvt. Ltd.

  
Partner



  
Director





4.6 That all parties shall be jointly responsible for all the compliances related to Real Estate (Regulation and Development) Act 2016.

4.7 The representations and declarations made by the Lead Member shall be legally binding on all consortium members of this agreement.

4.8 Each Member shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this agreement.

4.9 All cases/litigations, civil, criminal, consumer pertaining to the delay in development, construction, possession, labor or workmen disputes shall be defended by the first party. The first party shall abide and comply with all labor laws and minimum wages act and is responsible for any accident at the construction site and the other consortium members shall not be responsible for that.

4.10 The cost of stamping, registration etc. of this Consortium Agreement and other papers pertaining to give effect to this consortium shall be borne by the first party.

## **5. RESPONSIBILITIES TOWARDS EACH OTHER**

5.1 Each Member undertakes to promptly notify each Member about any significant delay in fulfillment of milestones in relation to the Project; and/or any relevant communications as receives from third parties in relation to the Project.

5.2 Each Member shall act in good faith and use reasonable efforts to ensure time-bound compliance of their obligations under this agreement and promptly act to correct any error therein as soon as it came into the knowledge.

FOR PRASANDI BI OTECH PARK PVT.LTD.

  
DIRECTOR



For R.S. DEVELOPERS

  
Partner



For Prasandi Builders Pvt. Ltd.

  
- Director





## 6. LIABILITIES

6.1. The Members hereby understand and agree that each Member shall be individually liable for any default with regard to the deliverables of his part under the terms and conditions of this agreement. All the members shall be jointly responsible for timely delivery of the possession to the home buyers.

6.2. Each Member shall indemnify each of the other Members, in respect of liability resulting from acts or omissions of itself.

6.3. Subject always to such other undertakings and warranties as are provided for in this agreement, each Member shall be solely liable for any loss, damage or injury to third parties resulting from it carrying out its parts of the Project and from its use of knowledge and/ or knowhow.

6.4. Liability with respect to all the other taxes including GST, service tax etc. shall be borne by the parties at their own. No party shall be held responsible for other's share of liability and consequence in case of default.

## 7. REPRESENTATION AND WARRANTIES

The Members hereby represent and warrant that:

7.1. They are duly organized and validly existing under the prevailing laws of India and have full power and authority to enter into this agreement and to perform their obligations under this agreement.

7.2. This agreement constitutes a valid and binding obligation of the Members, enforceable against them in accordance with the terms hereof, and the execution, delivery and performance of this agreement and all instruments or agreements required hereunder do not contravene, violate or constitute a default of or require any consent or notice under any provision of any agreement or other instrument to which the Member is a party and by which the Members are or may be bound.


FOR PRASANDI BI OTECH PARK PVT.LTD.

  
DIRECTOR

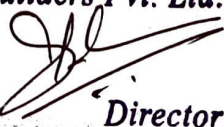


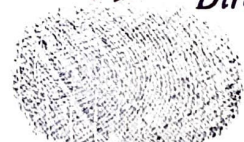
For R.S. DEVELOPERS'

  
Partner



For Prasandi Builders Pvt. Ltd.

  
Director





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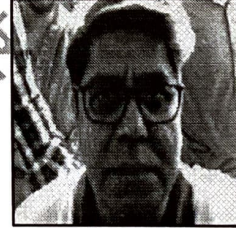
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रजिस्ट्रेशन सं०: 124

वर्ष: 2025

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श्री मैसर्स परसन्दी बायोटेक पार्क प्रा०लि० द्वारा  
सूरज यादव अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री करतार सिंह  
व्यवसाय : अन्य  
निवासी: ए 31, डिफेन्स कालोनी, मवाना रोड मेरठ



श्री, मैसर्स परसन्दी बायोटेक पार्क प्रा०लि० द्वारा

सूरज यादव अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 08/04/2025 एवं

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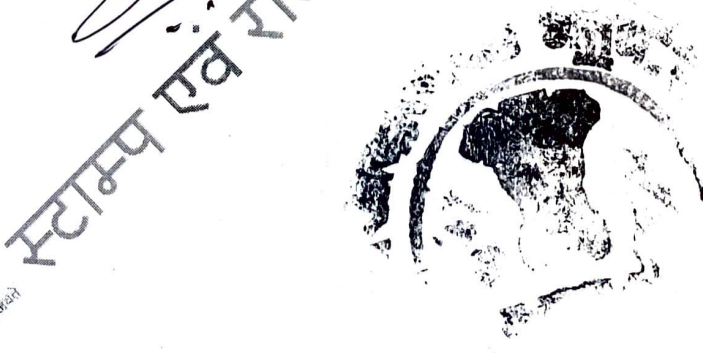
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रतीक सक्सेना प्रभारी  
उप निबंधक : सदर चतुर्थ

मेरठ

08/04/2025

प्रतीक सक्सेना .  
निबंधक लिपिक  
08/04/2025



7.3. Each of the representations and warranties shall be construed as a separate representation, warranty, covenant or undertaking, as the case may be, and shall not be limited by the terms of any other representation or warranty or by any other term of this agreement.

7.4. The Members have read, understood and agreed with terms and conditions of this agreement.

## 8. NOTICES

8.1. Notices, demands or other communication required or permitted to be given or made under this agreement shall be in writing in Hindi or English language. Delivery can be made by hand or facsimile message against a written confirmation of receipt or by registered letter or by courier subsequently confirmed by letter.

8.2. Any such notice, demand or communication shall, unless the contrary is proved, be deemed to have been duly served at the time of delivery in the case of service by delivery in person or by registered post or courier at given address.

## 9. ARBITRATION


9.1. Any and all disputes or differences between the Members arising out of or in connection with this agreement or its performance shall, so far as it is possible, be settled amicably through consultation between the Members.

9.2. Any dispute arising in connection with this agreement which cannot be resolved by the Members in accordance with the terms of this agreement shall be settled by arbitration in accordance with Arbitration and Conciliation Act, 1996. The Members agree to comply with the awards resulting from arbitration.


FOR PRASANDI BIOTECH PARK PVT.LTD.

  
DIRECTOR

For R.S. DEVELOPERS

  
Partner

For Prasandi Builders Pvt. Ltd.

  
Director



आवेदन सं०: 202500734029155

बही सं०: 4

रजिस्ट्रेशन सं०: 124

वर्ष: 2025

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

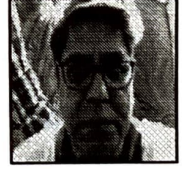
प्रथम पक्ष: 1

श्री मैसर्स परसन्दी बायोटेक पार्क प्रा०लि० के द्वारा सूरज यादव, पुत्र श्री करतार सिंह

निवासी: ए 31, डिफेन्स कालोनी, मवाना रोड मेरठ

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्री मैसर्स आर एस डवलपर्स के द्वारा राजीव अग्रवाल, पुत्र श्री श्रीश चन्द्र गुप्ता

निवासी: 214, मधुबन कालोनी, बागपत रोड मेरठ

व्यवसाय: अन्य

द्वितीय पक्ष: 2



श्री मैसर्स परसन्दी बिल्डर्स प्रा०लि० के द्वारा सूरज यादव, पुत्र श्री करतार सिंह

निवासी: ए 31, डिफेन्स कालोनी, मवाना रोड मेरठ

व्यवसाय: अन्य



## 10. FORCE MAJEURE

None of the members shall be held in default in the performance of the obligation, under this agreement, in the events of force majeure which without any limitation include war, civil, commotion, riots, Act of God, Government Action. In the event of force majeure, the members of the Consortium agreement undertake to consult each other.

## 11. MISCELLANEOUS

11.1. This agreement supersedes all prior discussions and agreements (whether oral or written, including all correspondence) if any, between Members with respect to subject matter of this agreement.

11.2. Any provisions of this agreement, which are invalid or unenforceable, shall be ineffective to extent of such invalidity or unenforceability, without affecting in any way the remaining provisions hereof.

11.3. This agreement shall be governed and interpreted by, and construed in accordance with the laws of India, without giving effect to the principles of conflict of laws there under.

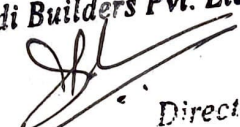
FOR PRASANDI BIOTECH PARK PVT.LTD.

  
DIRECTOR

For R.S. DEVELOPERS

  
Partner

For Prasandi Builders Pvt. Ltd.

  
Director



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री प्रदीप कुमार गुप्ता, पुत्र श्री मदन गोपाल गुप्ता

निवासी: भोला रोड बोहला तहसील व जिला मेरठ

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री भूपेन्द्र सिंह, पुत्र श्री किशन सिंह

निवासी: कचहरी मेरठ

व्यवसाय: अन्य



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रतीक सक्सेना प्रभारी

उप निबंधक : सदर चतुर्थ

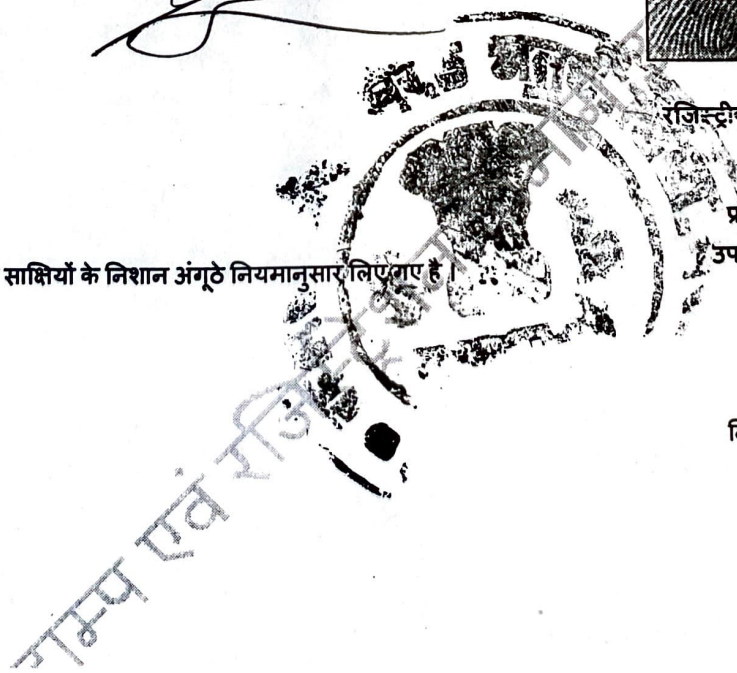
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प्रतीक सक्सेना .

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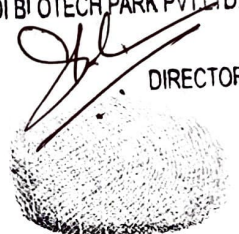
08/04/2025



**IN WITNESS WHEREOF** The parties aforesaid have executed this Consortium agreement on the date and year mentioned above and have caused this consortium agreement to be signed on their manner in the manner set out below.


**FIRST PARTY**

**M/s Prasandi Biotech Park Pvt. Ltd.**  
(Authorized Director)  
Shri Suraj Yadav

FOR PRASANDI BIOTECH PARK PVT LTD  
  
DIRECTOR

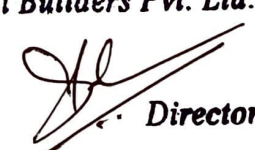
**SECOND PARTY**


**M/s R S DEVELOPRs**  
(Authorized Partner)  
Mr. Rajeev Agarwal



For R.S. DEVELOPERS  
  
Partner

**THIRD PARTY**

**M/s Prasandi Builders Pvt. Ltd.** For Prasandi Builders Pvt. Ltd.  
(Authorized Director)  
Shri Suraj Yadav

  
Director

Witness  
1-   
Radeep K. Gupta  
Sh. M. G. Gupta  
Village Post - Bhaba Meerut  
9927223339

2-   
  
श्रीमती अशोक देवी  
विलाज पोस्ट  
15 अक्टूबर

**Drafted & Photo Attested By:-Arun Sharma Advocate, Meerut**

**ARUN SHARMA**  
M.Com, LL.B., Advocate  
1, Adiwakta Bhawan  
Victoria Garden, Meerut  
M.: 9837308823, 9897864876



आवेदन सं०: 202500734029155

बही संख्या 4 जिल्द संख्या 455 के पृष्ठ 37 से 56 तक क्रमांक 124 पर दिनांक  
08/04/2025 को रजिस्ट्रीकृत किया गया।

स्टाम्प एवं रजिस्ट्रेशन विभाग उत्तर प्रदेश



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रतीक संकसेना प्रभारी  
उप निबंधक : सदर चतुर्थ  
मेरठ  
08/04/2025