

(127)



S.R. Saxena
Advocate

COMPARED
Saxena
Advocate

CONSORTIUM AGREEMENT

This CONSORTIUM AGREEMENT (in short "Agreement") is entered on this day of 09/05/2025

AMONGST

1. ACCORD DEVELOPER a partnership firm having it's registered office at Ground Floor, Maurya Complex, Bisalpur Road, Bareilly-243006 Uttar Pradesh having following as partners
 - i. Mr. Tanuj Kumar Mourya S/O Sh. Dharamveer Mourya R/O #562, Katra Chand Khan, Bareilly
 - ii. Mrs. Prem Lata Maurya D/O Sh. Bhagwan Das Maurya R/O # 562, Katra Chand Khan, Bareilly

(herein referred as "Lead Member") which expression shall unless repugnant to the context or meaning thereof includes its successors, liquidators and assigns of One part.(Pan-ACIFA3131A)

AND

2. HARI KRISHNA INFRASTRUCTURE a partnership firm through its Authorized Signatory Mr.Rajnish Kumar Azad S/O Mr. Ram Avtar , R/O # 88 , Ashutosh City , Pilibhit Bypass Road , Bareilly , (Pan-AAPFH2210J)having its registered office at # 5, Gulmohar Park , Rajendra Nagar , Bareilly which expression shall unless repugnant to the context or meaning thereof includes its successors, liquidators and assigns of One part hereinafter referred as "Consortium Member", which expression shall unless repugnant to the context or meaning thereof be deemed to include its/his/her/their legal heirs, successor-in-interest, successor, legal representatives and permitted assigns.

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

(above said consortium called as Flower city consortium)

Tanuj

Rajish

WHEREAS

A. The **Hari Krishna Infrastructure** is the Second Party or the Consortium Member are owner and in position of portion of land measuring for the development (herein "Said Land") at vill. Amlonipur, Teh & Distt. Bareilly, Uttar Pradesh.

B. The **Accord Developer** of the First Party or the Consortium Member is owner and in position of portion of land, intend to develop commercial and residential plotted society on the said land (herein "Project") in accordance with the provisions of policy framed by the concerned authorities as amended from time to time in this regard.

C. The Parties have agreed to join hands 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:

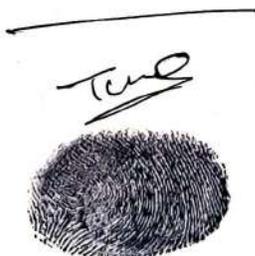
In consideration of the mutual covenants of the Parties, the Parties, the sufficiency whereof is hereby acknowledges and other good valuable consideration. The parties have agreed as follows.

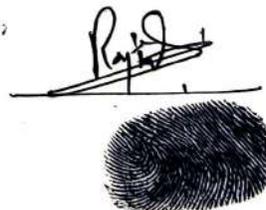
1. LEAD MEMBER:

1. The consortium member has mutually decided to appoint "ACCORD DEVELOPER" as a Private Developer and the Lead Member to Develop.

2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:

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 clearance/ 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 the Agreement.
2. The Lead Member shall be absolutely authorized by the Consortium Member to make representations and declarations on their behalf before concerned authorities for carrying out development and completion of the project.
3. The First Party of the Consortium Member shall be responsible to obtain from government authorities/department all permissions, no-objections and sanctions of layout plans, revised layout plans required for development and completion of the project as well as building plans/ revised building plans for construction.







आवेदन सं०: 202500787020032

भागीदारी विलेख

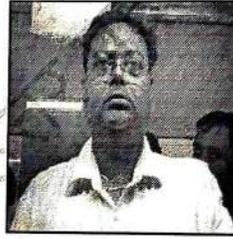
बही सं०: 4

रजिस्ट्रेशन सं०: 173

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 1100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री अकार्ड डेवलपर द्वारा
तनुज कुमार मोर्य अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री धरमवीर मोर्य
व्यवसाय : अन्य
निवासी: 562 कटरा चाँद खाँ पुराना शहर बरेली



श्री, अकार्ड डेवलपर द्वारा

तनुज कुमार मोर्य, अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
09/05/2025 एवं 03:16:05 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी/के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक/सदर प्रथम
बरेली
09/05/2025

उद्धतमान...
निबंधक लिपिक
09/05/2025



स्टाम्प एवं रजिस्ट्रेशन विभाग, स...



4. The First Party of the Consortium Member shall deal with all government authorities for obtaining requisite permissions, approval, sanctions etc for commencement and completion of the Project.
5. The First Party of the Lead Member shall be responsible to make payment for all fees, charges, cost and expenses incurred in connection with the development, marketing and construction of the Project.
6. The Lead member shall be absolutely authorized to develop/ Allot /book the properties of the project . All the bookings made in the project shall be presumed as accepted & agreed by other consortium members also.
7. The parties shall use reasonable efforts to perform and fulfil, promptly, actively and on time all of the obligations under this Agreement.

3. PROJECT MANAGEMENT STRUCTURE:

1. The Lead Member shall act as a Private Developer. It is clarified that no land is being transferred by this Consortium Agreement.

4. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

1. All cost expenses fees, charges , cost of raw material relating to the development of the project shall be borne by the Lead Member.
2. The Lead Member shall not be entitled to raise loans from the Financial Institutions/Banks by depositing title deeds of the land owned by the Consortium Member.
3. The Lead Member shall be entitled 40% of the Gross Revenue of the Project annually and the other member shall be entitled for remaining 60%. The term gross revenue for this purpose of this clause shall mean revenue as shown in financials of the Lead Member.

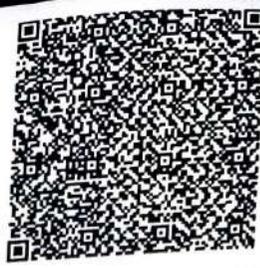
4.4 FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

- 1 All cost/expenses/fee/charges relating to the Project shall be borne by the Lead Member.
- 2 The Parties hereby agree that except entitlement of Gross Revenue [Defined above], the Consortium Members shall not have any entitlement of any nature, whatsoever in the Said Land and/or Project .









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आवेदन सं०: 202500787020032

बही सं०: 4

रजिस्ट्रेशन सं०: 173

वर्ष: 2025

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

भागीदार: 1

श्री अकार्ड डेवलपर के द्वारा तनुज कुमार मौर्य, पुत्र श्री धरमवीर मौर्य

निवासी: 562 कटरा चाँद खाँ पुराना शहर बरेली

व्यवसाय: अन्य

भागीदार: 2

Tung



श्री हरी कृष्णा इन्फ्रास्ट्रक्चर के द्वारा रजनीश कुमार आज़ाद, पुत्र श्री राम अवतार

निवासी: 88, आशुतोष सिटी पीलीभीत बाईपास रोड बरेली

व्यवसाय: अन्य

Raj



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री ध्रुव गिरि, पुत्र श्री सुभाष चंद्र गिरी

निवासी: 1364 आंगनबाड़ी केंद्र के पास निवादा जोगिग्राम बरेली

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री नितिन, पुत्र श्री पत्री लाल

निवासी: बुखारपुरा पुराना शहर बरेली

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Ravi Prakash Sharma

उप निबंधक : सदर प्रथम

बरेली

09/05/2025

उदयभान . .

निबंधक लिपिक बरेली

09/05/2025

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

5. GENERAL TERMS AND CONDITIONS:

1. MISCELLANEOUS

- a. The Lead Member shall be absolutely entitled to (i) decide the method and/or manner of carrying out development/construction and completion of the Project or matters incidental thereto and (ii) to dispose of the properties of the Project at such price, terms and conditions as it deemed fit and proper.
- b. The Consortium Member shall sign all documents as may be required by the Lead Member time to time without any objection, thereby authorizing Lead Member to (i) develop/construct and complete the Project.
- c. The Consortium Member, hereby agrees and undertakes to indemnify and hold harmless the Lead Member and its partners, officers and employees from and against and pay and make good the monetary value of, any and all losses incurred or suffered by Lead Member directly arising out of, relating to or resulting from:
- i. breach of any representations and warranties contained in the Agreement or
 - ii. 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 any way the remaining provisions thereof
- e. In case of any change in the Consortium Member 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 their obligations pertaining to the taxes as maybe attracted on the present understanding.
- g. 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) develop/construct and complete the Project, (ii) allot/ book the sanctioned properties of the Project (iii) to open and manage the RERA bank accounts.
2. GOVERNING LAW: This Agreement shall in respect be construed in accordance with the Laws of Bharat, as amended from time to time and in the event of conflict between the provisions of this Agreement and the said laws the later shall prevail.
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,

Lead



Rajiv



circumstances shall include, but without any limitation to war, civil commotion, riots, Act of God, reason beyond control, Lockdowns, pandemics, epidemics, Government actions etc. In the event of force majeure, the Parties of the Agreement undertake to consult each other.

4. **SETTLEMENT OF DISPUTES:** All parties agreed 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 following manner, the matter shall be referred to the arbitrator to be decided mutually whose decision shall be binding.

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 be waiver of the subsequent breach.

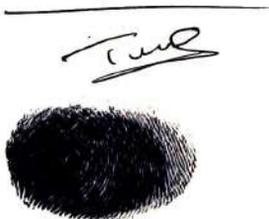
6. **TOTALITY:** This agreement embodies the entire understanding of the member and there are no promises, terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representative as amendment to this Agreement. This Agreement also supersedes all previous communications and other agreement between the Parties for the Project. The Agreement shall be valid and enforceable till the completion of the Project.

7. **CONFIDENTIALITY:** All member 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 the Project shall be treated as strictly confidential by the other member and shall not be shared to any other outside agency except the concerned Development Authority & Government of Uttar Pradesh.

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

9. **DURATION OF CONSORTIUM AGREEMENT:** This Agreement is irrevocable in nature, however same shall stand concluded upon completion of the Project and handling over of the same to the association of allottee/s of the Project and/or concerned authorities, as the case may be.

10. **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.

Handwritten signature and fingerprint.

Handwritten signature and fingerprint.



भारत सरकार
Government of India



तनुज कुमार मौर्य
Tanuj Kumar Mourya
जन्म तिथि/DOB - 07/09/1991
पुरुष/ MALE



3151 8689 3479

VID : 9106 4937 7062 0044

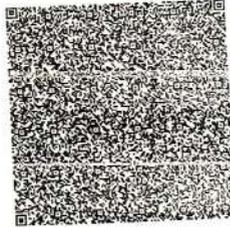
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O धरमवीर मौर्य, ५६२ कतरा चौद खां पुराना शहर
मौर्य मंदिर, बरेली, बरेली,
उत्तर प्रदेश - 243001

Address:
S/O Dharamveer Mourya, 562 KATRA
CHAND KHAN PURANA SHAHAR MOURYA
MANDIR, Abheypur Camp, Bareilly,
Uttar Pradesh - 243001



QR Code with Photograph

3151 8689 3479

VID : 9106 4937 7062 0044

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help@uidai.gov.in

www.uidai.gov.in

Tanuj

n/o 9637004909

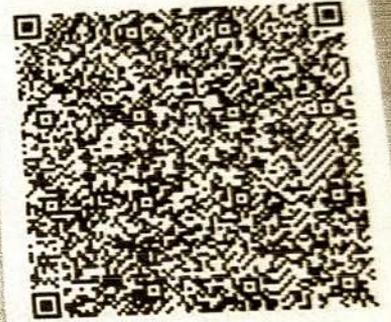
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACIFA3131A



नाम / Name
ACCORD DEVELOPER

11012025

निगमन/गठन की तारीख
Date of Incorporation/Formation
02/01/2025



भारत सरकार
Government of India



Issue Date: 15/11/2014



रजनीश कुमार आज़ाद
Rajnish Kumar Azad
जन्म तिथि/DOB: 20/02/1992
पुरुष/ MALE

4181 1298 2412

VID : 9121 9968 0267 0233

मेरा आधार, मेरी पहचान

नं० २७६०९ ५१६५५



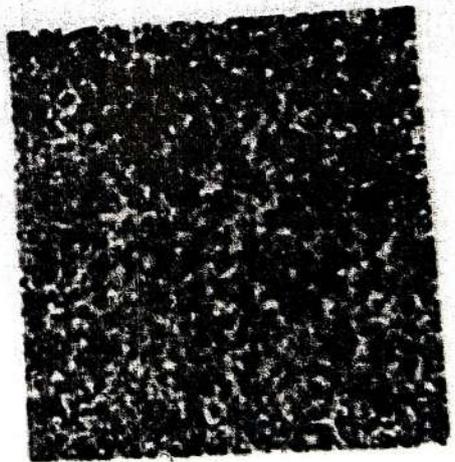
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O: राम अवतार, 88, पीलीभीत बाई पास रोड, फन सिटी
के पास, आशुतोष सिटी, बरेली, बरेली,
उत्तर प्रदेश - 243122

Address:
S/O: Ram Avtar, 88, pilibhit bye pass road,
near fun city, ashutosh city, Bareilly, Bareilly,
Uttar Pradesh - 243122

Download Date: 22/02/2023



4181 1298 2412

VID : 9121 9968 0267 0233

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help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPFH2210J



नाम / Name
HARU KRISHNA INFRASTRUCTURE

दिनांक / गठन की तारीख
Date of Incorporation / Formation
20/08/2022

6082022



भारत सरकार
Government of India



Issue Date: 30/09/2015



ध्रुव गिरि
Dhruv Giri
जन्म तिथि/DOB: 17/01/2000
पुरुष/ MALE

6535 3406 5620

VID : 9112 1653 0031 4756

मेरा आधार, मेरी पहचान



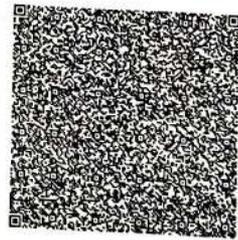
भारतीय विश्वविद्यालय प्राधिकरण
Unique Identification Authority of India



पता:
आत्मज: सुभाष चंद्र गिरी, 1364, आगनवाडी केंद्रा के पास,
नवादा जोगियाँ, बरेली, बरेली,
उत्तर प्रदेश - 243001

Address:
S/O: Subhash Chandra Giri, 1364, near
aganvadi kendra, navada jogiyan, Bareilly,
Bareilly,
Uttar Pradesh - 243001

Download Date: 29/05/2023



6535 3406 5620

VID : 9112 1653 0031 4756

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www.uidai.gov.in

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भारत सरकार
Government of India

नितिन
NITIN
जन्म तिथि / DOB : 22/02/2002
पुरुष / Male

Issue Date: 06/10/2013

3424 1970 7193

मेरा आधार, मेरी पहचान

Mob- 741799 7473

भारत सरकार
Government of India

पता: S/O पन्नी लाल, 162, बुखार पुरा, पुराना
शहर, बाडी, बरेली, उत्तर प्रदेश, 243005
Address: S/O Panni Lal, 162,
BUKHARPURA, PURANA SHAHAR, badi,
Bareilly, Bareilly, Uttar Pradesh, 243005

Print Date: 24/01/2013

3424 1970 7193

1947 help@uidai.gov.in www.uidai.gov.in

IN WITNESS WHEREOF the Lead Member and Consortium Member have executed this Agreement on this at Bareilly.







Witnesses-
1- Dhuruv Giri S/O
Subhash Chandra Giri R/
O 1364 near aganvadi
kendra navada jogiyan
Bareilly UID- 5620
Mo. 7457025826





2- Nitin S/O Panni Lal
R/O 162, Bukharpura
Purana Shahar Bareilly
UID. 7193
Mo.-7417997473



PHOTO COMPARED
S.R. Saxena
Advocate

Dated- 09-05-2025
Typed & Drafted by-

PHOTO COMPARED
S.R. Saxena
Advocate

Shailendra
09.05.2025
SHAIENDRA KUMAR
ADVOCATE
JAIL ROAD, BAREILLY

आवेदन सं०: 202500787020032

बही संख्या 4 जिल्द संख्या 355 के पृष्ठ 321 से 334 तक क्रमांक
173 पर दिनांक 09/05/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक : सदर प्रथम
बरेली
09/05/2025

