

Mr. Sanelle P Agga

भारतीय नैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000



उत्तर प्रदेश UTTAR PRADESH

A 5940

CONSORTIUM AGREEMENT

This Consortium Agreement is made and executed at Lucknow on the 11th day of August 2006

BETWEEN

Omaxe Limited, a Company incorporated under the provisions of Companies Act, 1956 having its Registered Office at 7, L.S.C., Kalkaji, New Delhi-110019 (hereinafter referred to as the "OL") through its Authorised Signatory, Shri V K Tripathi, duly authorised vide Board Resolution dated 10.07.2006

For UGAL PROPERTIES PRIVATE LIMITED

Auth Signatory / Director

For AMOD BUILDERS PRIVATE LIMITED

Auth Sign / Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign / Director

For Forever Builders & Promoters

Authorized Signatory

For ADVAITA PROPERTIES PRIVATE LIMITED

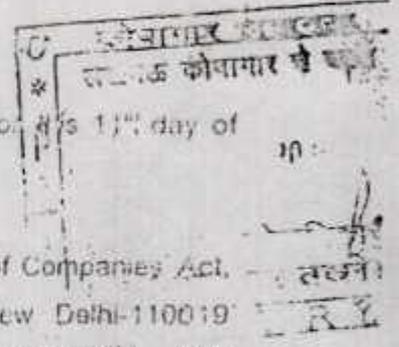
Auth. Sign / Director

For Executive Builders & Promoters

Auth. Sign / Director

For Sunlife Properties Private Limited

Auth. Sign



AND

Udal Properties Pvt Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at 1512-1513, Nand Vihar, Dilshad Garden, New Delhi (hereinafter referred to as the "UPPL") through its Authorised Signatory Shri Mukesh Goel, duly authorised vide Board Resolution dated 15.07.2006

For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director



For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For Forever Housing & Properties Pvt. Ltd.

Authorised Signatory/Director

For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory/Director



For Interactive Buildtech Private Limited

Auth. Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

For Sunlife Properties Private Limited

Auth. Signatory/Director



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AND

Amod Builders Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at 61, Basant Avenue, Amritsar, Punjab (hereinafter referred to as the "ABPL") through its Authorised Signatory Shri Atul Khanna, duly authorised vide Board Resolution dated 16.07.2006.

For ADVAY PROPERTIES PVT. LTD.
Auth. Signatory/Director

For ADVAY PROPERTIES PVT. LTD.
Auth. Signatory/Director

For Forever Housing & Properties Pvt. Ltd.
Authorised Signatory/Director

For Paradise on Earth Properties Pvt. Ltd.
Auth. Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.
Auth. Signatory/Director

For AMOD BUILDERS PRIVATE LIMITED
Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED
Auth. Sign./Director

For ADVAITA PROPERTIES PRIVATE LIMITED
Auth. Sign./Director

For Interactive Buildtech Private Limited
Auth. Signatory/Director

For Sunlife Properties Private Limited
Auth. Signatory/Director

For OMAXE LIMITED
Auth. Signatory

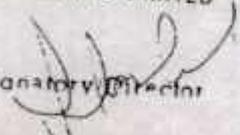
Auth. Signatory/Director

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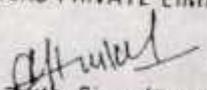
AND

Agasthya Properties Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at 61, Basant Avenue, Amritsar, Punjab (hereinafter referred to as the "APPL-1") through its Authorised Signatory Shri Atul Khanna, duly authorised vide Board Resolution dated 16.07.2006

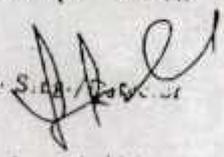
For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director


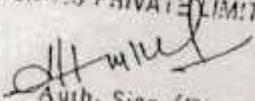
For AMOD BUILDERS PRIVATE LIMITED

Auth. Sing./Director


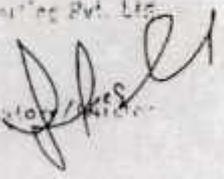
For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Sign./Director


For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director


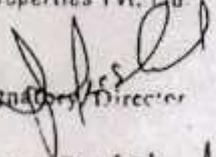
For Forever Housing & Services Pvt. Ltd.

Authorized Signatory/Director


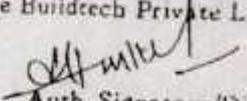
For AGVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

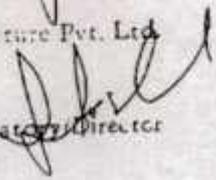

For Paradise on Earth Properties Pvt. Ltd.

Authorized Signatory/Director


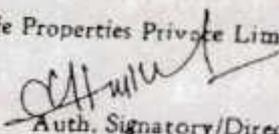
For Interactive Buildtech Private Limited

Auth. Signatory/Director


For Shining Home Infrastructure Pvt. Ltd.

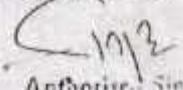
Auth. Signatory/Director


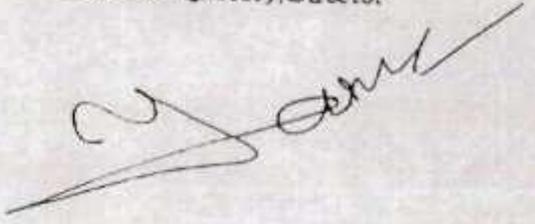
For Sunlife Properties Private Limited

Auth. Signatory/Director


Shavut Pal

For OMAXE LIMITED

Auth. Signatory




(3)

AND

Advay Properties Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at 61, Basant Avenue, Amritsar Punjab (hereinafter referred to as the "APPL-2") through its Authorised Signatory Sri Mukesh Goel, duly authorised vide Board Resolution dated 15 07 2006

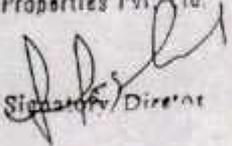
For ADAL PROPERTIES

Auth. Signatory 

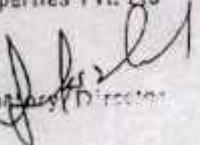
For ADVAY PROPERTIES

Auth. Signatory 

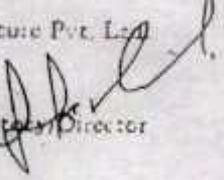
For Forever Housing & Properties Pvt. Ltd.

Authorised Signatory/Director 

For Paradise on Earth Properties Pvt. Ltd

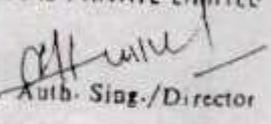
Authorised Signatory/Director 

For Shining Home Infrastructure Pvt. Ltd

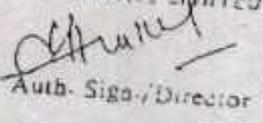
Auth. Signatory/Director 

Bharat Pal

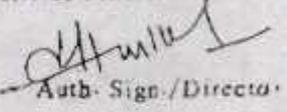
For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director 

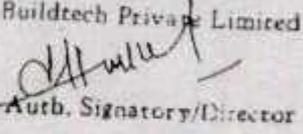
For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director 

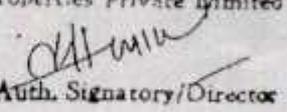
For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director 

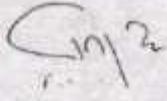
For Interactive Buildtech Private Limited

Auth. Signatory/Director 

For Sunlife Properties Private Limited

Auth. Signatory/Director 



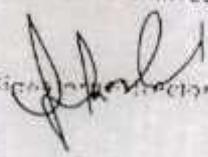
For APPL-2


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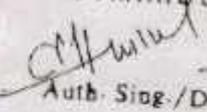
AND

Advaita Properties Pvt Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at 61, Basant Avenue, Amritsar, Punjab (hereinafter referred to as the "APPL-3") through its Authorised Signatory Shri Atul Khanna, duly authorised vide Board Resolution dated 16 07 2006

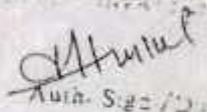
For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director


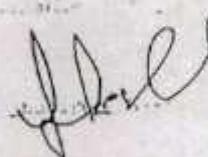
For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign/Director


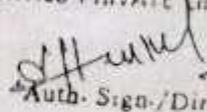
For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign/Director


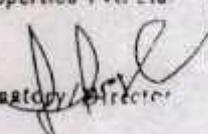
For Forever (No. 1) Properties Pvt. Ltd.

Auth. Signatory/Director


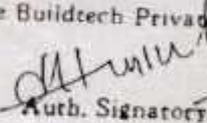
For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign/Director


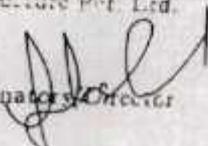
For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory/Director


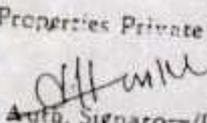
For Interactive Buildtech Private Limited

Auth. Signatory/Director


For Shining Home Infrastructure Pvt. Ltd.

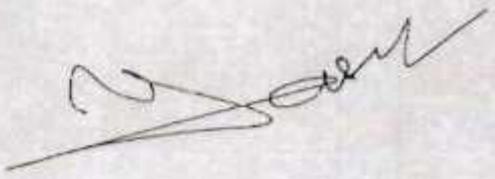
Auth. Signatory/Director


For Sunlife Properties Private Limited

Auth. Signatory/Director


Atul Khanna

Cmp



AND

3

Forever Housing and Properties Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at D-518-519, Gali No. 1 Kali Kothi, Ratia Marg, Sangam Vihar, New Delhi-110062 (hereinafter referred to as the "FHPPL") through its Authorised Signatory Shri Mukesh Goel, duly authorised vide Board Resolution dated 15.07.2006.

For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign. Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For Forever Housing 8 Properties Pvt, Ltd.

Authorised Signatory/Director

For Interactive Buildtech Private Limited

Auth. Signatory/Director

For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory/Director

For Sunlife Properties Private Limited

Auth. Signatory/Director

For Ever Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

Mukesh Goel

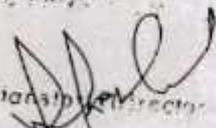
FOR EVER HOME INFRASTRUCTURE PRIVATE LIMITED

2

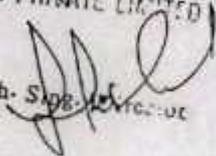
AND

Paradise on Earth Properties Pvt Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at D-518-519, Gali No.1, Kali Kothi, Rania Marg, Sangam Vihar, New Delhi-110062 (hereinafter referred to as the "PEPPL") through its Authorised Signatory Shri Mukesh Goel, duly authorised vide Board Resolution dated 15.07.2006

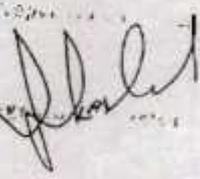
For UDAI PROPERTIES PRIVATE LIMITED


Auth. Signatory/Director

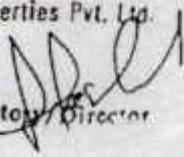
For ADVAY PROPERTIES PRIVATE LIMITED


Auth. Sign./Director

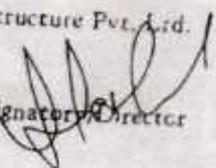
For Forever Housing & Infrastructure Pvt. Ltd.


Authorized Signatory/Director

For Paradise on Earth Properties Pvt. Ltd.


Authorized Signatory/Director

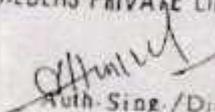
For Shining Home Infrastructure Pvt. Ltd.


Auth. Signatory/Director

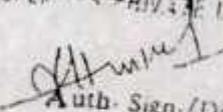
Bhant Pal

CMR

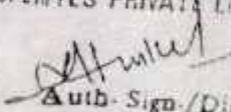
For AMOD BUILDERS PRIVATE LIMITED


Auth. Sign./Director

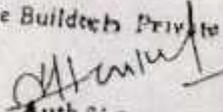
For AGASTHYA PROPERTIES PRIVATE LIMITED


Auth. Sign./Director

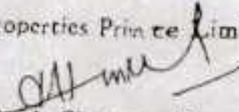
For ADVAITA PROPERTIES PRIVATE LIMITED

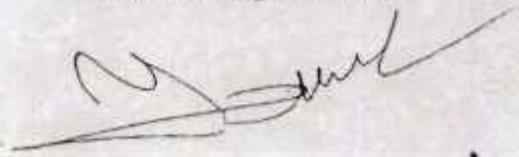

Auth. Sign./Director

For Interactive Builders Private Limited


Auth. Signatory/Director

For Sunlife Properties Private Limited


Auth. Signatory/Director



AND

Shining Home Infrastructure Pvt. Ltd. a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at D-8B, Gali No.19, Madhu Vihar, New Delhi -110092 (hereinafter referred to as the "SHIPL") through its Authorised Signatory Shri Mukesh Goel, duly authorised vide Board Resolution dated 15.07.2006

For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For Forever Housing & Properties Pvt. Ltd.

Authorised Signatory/Director

For Paradise on Earth Properties Pvt. Ltd

Authorised Signatory/Director

For Shining Home Infrastructure Pvt. Ltd

Auth. Signatory/Director

Bharat Pd

For OMAXE LIMITED

Authorised Signatory

For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For Interactive Buildtech Private Limited

Auth. Signatory/Director

For Sunlife Properties Private Limited

Auth. Signatory/Director

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10

AND

Interactive Buildtech Pvt Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at D-518-519, Gali No 1, Kali Kothi Ratia Marg, Sangam Vihar, New Delhi-110062 (hereinafter referred to as the "IBPL") through its Authorised Signatory Shri Atul Khanna, duly authorised vide Board Resolution dated 16.07.2006

For UDAL PROPERTIES PRIVATE LIMITED
Auth. Signatory/Director

For AMOD BUILDERS PRIVATE LIMITED
Auth. Sign./Director

For ADVAY PROPERTIES PRIVATE LIMITED
Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED
Auth. Sign./Director

For Forever Housing & Infrastructure Pvt. Ltd.
Authorised Signatory/Director

For ADVAITA PROPERTIES PRIVATE LIMITED
Auth. Sign./Director

For Paradise on Earth Properties Pvt. Ltd.
Authorised Signatory/Director

For Interactive Buildtech Private Limited
Auth. Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.
Auth. Signatory/Director

For Sunlife Properties Private Limited
Auth. Signatory/Director

Shri Atul Khanna

For OMAXE LIMITED
Auth. Signatory

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AND

Sunlife Properties Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at D-518-519, Gali No.1, Kali Kothi Ratia Marg, Sangam Vihar, New Delhi-110062 (hereinafter referred to as the "SPPL") through its Authorised Signatory Shri Atul Khanna, duly authorised vide Board Resolution dated 16.07.2006

[Handwritten signature]

For AMOD BUILDERS PRIVATE LIMITED

[Handwritten signature]
Auth. Sign./Director

For ADVAY PROPERTIES

[Handwritten signature]
Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

[Handwritten signature]
Auth. Sign./Director

[Handwritten signature]

For ADVAITA PROPERTIES PRIVATE LIMITED

[Handwritten signature]
Auth. Sign./Director

For Paradise on Earth Properties Pvt Ltd

[Handwritten signature]
Authorised Signatory/Director

For Interactive Buildtech Private Limited

[Handwritten signature]
Auth. Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

[Handwritten signature]
Auth. Signatory/Director

For Sunlife Properties Private Limited

[Handwritten signature]
Auth. Signatory/Director

Bharat Pal

1972

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(14)

AND

Mr Yash Pal, son of Shri Girraj, resident of Village Bhawana, Post Amrauli, Tehsil Palwal, Distt. Faridabad, Haryana (hereinafter referred to as the "YP")

For ADVAY PROPERTIES PRIVATE LIMITED
Auth. Signatory/Director

Auth. Signatory/Director

For Paradise on Earth Properties Pvt. Ltd.
Authorized Signatory/Director

Authorized Signatory/Director

For Shining Home Properties Pvt. Ltd.
Auth. Signatory/Director

Bhavat Pal

For OMAXE LIMITED
Authorized Signatory

For ANOD BUILDERS PRIVATE LIMITED
Auth. Sing./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED
Auth. Sign./Director

For ADVAITA PROPERTIES PRIVATE LIMITED
Auth. Sign./Director

For Interactive Buildtech Private Limited
Auth. Signatory/Director

For Sunlife Properties Private Limited
Auth. Signatory/Director

Auth. Signatory/Director

AND

Mr Bharat Pal, son of Shri Dharamveer alias Dharampal, resident of Village & Post Bhaindowli, Tehsil Hodal, Distt. Faridabad, Haryana (hereinafter referred to as the "BP")

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Sign. Director

For Forever Housing & Properties Pvt. Ltd.

Authorized Signatory/Director

For Paradise on Earth Properties Pvt. Ltd

Authorized Signatory/Director

For Shining Home I. Infrastructure Pvt. Ltd.

Auth. Signatory/Director

Bharat Pal

For OMAXE LIMITED

Authorized Signatory

For ANUD BUILDRS PRIVATE LIMITED

Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For Interactive Buildtech Private Limited

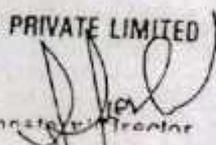
Auth. Signatory/Director

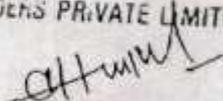
For Sunlife Properties Private Limited

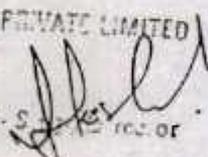
Auth. Signatory/Director

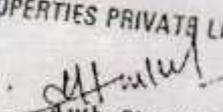
OL, UPPL, ABPL, APPL-1, APPL-2, APPL-3, YP, BP, FHPPL, PEPPL, SHIPL, IBPL, SPPL hereinafter referred to as the "OWNER" (which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns)

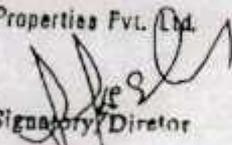
WHEREAS all the above mentioned parties entered and executed this CONSORTIUM AGREEMENT to form a Consortium of Developer Companies with the object of submitting the proposal for the development of various Complexes including but not limited to integrated Township in the State of Uttar Pradesh for selection of Private Developer for development of various complexes including but not limited to Integrated Township in the State of Uttar Pradesh.

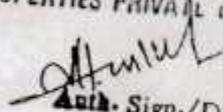
For UNAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

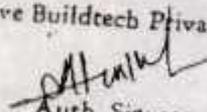
For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

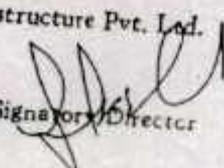
For Forever Housing & Properties Pvt. Ltd.

Authorised Signatory/Director

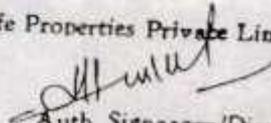
For ADVAITA PROPERTIES PRIVATE LIMITED

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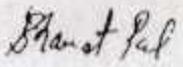
For Paradise on Earth Properties Pvt. Ltd.

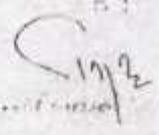
Authorised Signatory/Director

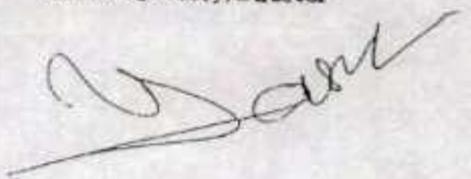
For Interactive Buildtech Private Limited

Auth. Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

For Sunlife Properties Private Limited

Auth. Signatory/Director


Shant Lal


Shant Lal


Shant Lal

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

1. LEAD MEMBER

1.1 All the Consortium member, have mutually decided to appoint M/s Omaxe Limited as Private Developer and Lead member.

For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For AMOD BUILDERS PRIVATE LIMITED

Auth. Sing./Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For Forever Housing & Properties Pvt. Ltd.

Authorised Signatory/Director

For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory/Director

For Interactive Buildtech Private Limited

Auth. Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

For Sunlife Properties Private Limited

Auth. Signatory/Director

Bharat Pal

FOR OMAXE LIMITED

Authorised Signatory

[Signature]

2 AIM AND SCOPE OF CONSORTIUM AGREEMENT

- 2.1 The sole aim of this Consortium Agreement is for the development of the various properties.
- 2.2 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

For ODAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For Forever Housing & Properties Pvt. Ltd.

Authorised Signatory/Director

For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory/Director

For Shipping Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

Bhoret Pd

For OMAXE LIMITED

Authorised Signatory

For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For Sunlife Properties Private Limited

Auth. Signatory/Director

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3 SHAREHOLDING BASIS IN CONSORTIUM

3.1 Omaxe Ltd. shall act as a lead member of the Consortium. ~~The other members of the consortium also gives general D. of A. in favour of Omaxe Ltd in relation of the said Project through this consortium agreement.~~

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

For UDAL PROPERTIES PRIVATE LIMITED

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For ADVAY PROPERTIES PRIVATE LIMITED

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For Forever Housing & Properties Pvt. Ltd.

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For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory/Director
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For Shining Home Infrastructure Pvt. Ltd.

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For AMOD BUILDERS PRIVATE LIMITED

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For AGASTHYA PROPERTIES PRIVATE LIMITED

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For ADVAITA PROPERTIES PRIVATE LIMITED

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For Interactive Buildtech Private Limited

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For Sunlife Properties Private Limited

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For OMAXE LIMITED

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Authorised Signatory

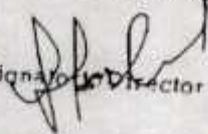
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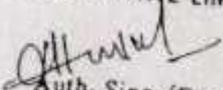
4. PROJECT MANAGEMENT STRUCTURE AND ROLES OF THE MEMBERS:

Omaxe Ltd. as Private Developer as per definition of Lucknow Development Authority and arrange for land and finances for the project.

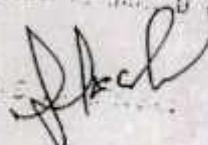
For UDAL PROPERTIES PRIVATE LIMITED

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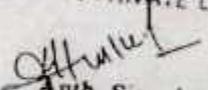
For AMOD BUILDERS PRIVATE LIMITED

Auth. Sing./Director 

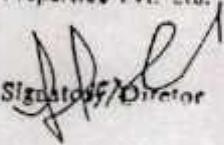
For ANJAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director 

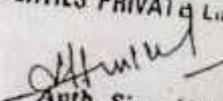
For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director 

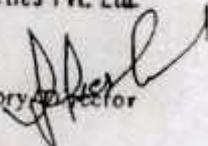
For Forever Housing & Properties Pvt. Ltd.

Authorised Signatory/Director 

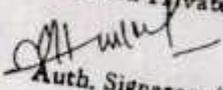
For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director 

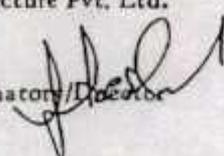
For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory/Director 

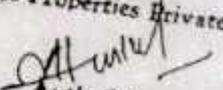
For Interactive Buildtech Private Limited

Auth. Signatory/Director 

For Shining Home Infrastructure Pvt. Ltd.

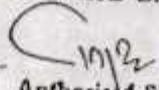
Auth. Signatory/Director 

For Sunlife Properties Private Limited

Auth. Signatory/Director 

Bhooct Pal

For OMAXE LIMITED

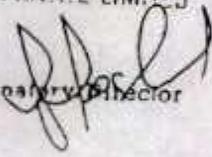

Authorised Signatory



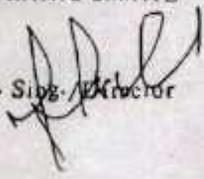
5. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION

- 5.1 Upto the Allotment of the Project in the name of Consortium, all cost relating to the Project shall be borne by the consortium.
- 5.2 The Consortium shall raise loans from the Financial Institution/Banks for the project and any shortfall in the financing of the Project shall be contributed by the consortium members in, the ratio of their shareholding
- 5.3 Upon completion of the Project any Profit and loss shall be shared by the Consortium members in ratio of their shareholding.

For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director 

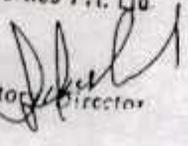
For ADVAY PROPERTIES PRIVATE LIMITED

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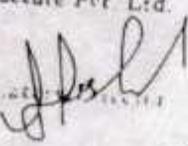
For Forever Housing & Properties Pvt. Ltd.

Authorised Signatory/Director 

For Paradise on Earth Properties Pvt. Ltd.

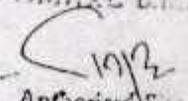
Authorised Signatory/Director 

For Shining Home Infrastructure Pvt. Ltd.

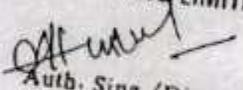
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Manoj Patel

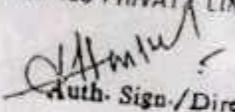
For SHREYAS LIMITED


Authorised Signatory

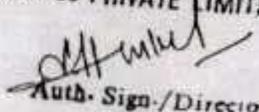
For AMOD BUILDERS PRIVATE LIMITED

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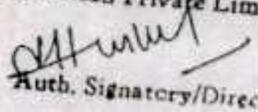
For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director 

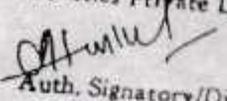
For ADVAITA PROPERTIES PRIVATE LIMITED

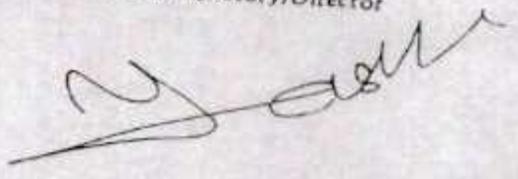
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For Interactive Buildtech Private Limited

Auth. Signatory/Director 

For Sunlife Properties Private Limited

Auth. Signatory/Director 



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6. GENERAL TERMS AND CONDITIONS

6.1 **Governing Law:** This Consortium Agreement shall in respect be construed 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.

6.2 **Force Majeure:** 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 undertake to consult each other.

For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For Paradise on Earth Properties Pvt. Ltd.

Authorized Signatory/Director

For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

For Interactive Buildtech Private Limited

Auth. Signatory/Director

For Forever Housing & Properties Pvt. Ltd.

Authorized Signatory/Director

For Sunlife Properties Private Limited

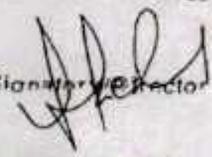
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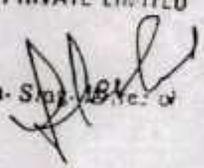
Authorized Signatory

- 6.3 **Settlement of Disputes:** All members agree to settle amicably 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 matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.
- 6.4 **Waiver:** The waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of any subsequent breach.

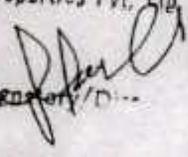
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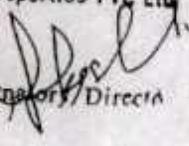
For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Sign. Director


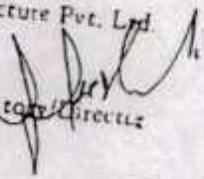
For Forever Housing & Properties Pvt. Ltd.

Authorised Signatory/Director


For Paradise on Earth Properties Pvt. Ltd.

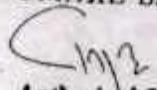
Authorised Signatory/Director


For Shining Home Infrastructure Pvt. Ltd.

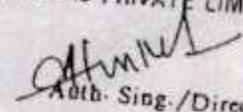
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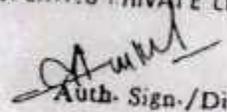
For OMAXE LIMITED


Authorised Signatory

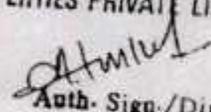
For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director


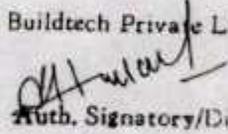
For AGASTHYA PROPERTIES PRIVATE LIMITED

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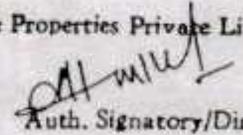
For ADVAITA PROPERTIES PRIVATE LIMITED

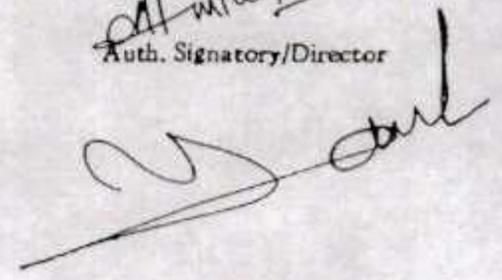
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For Interactive Buildtech Private Limited

Auth. Signatory/Director


For Sunlife Properties Private Limited

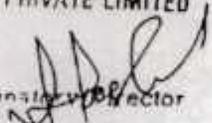
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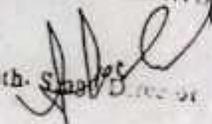
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6.5 **Totality:** This Consortium Agreement embodies the entire understanding of the members and there are no promises, Terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this Consortium Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorised representatives as amendment to this Consortium Agreement. This Consortium Agreement also supersedes all previous communications and other consortium agreement between the members written or oral for this project.

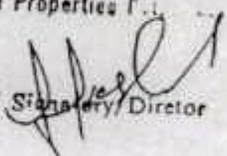
For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director


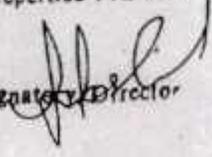
For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director


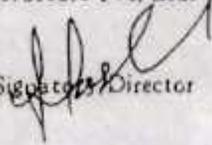
For Forever Housing & Properties P.L.

Authorised Signatory/Director


For Paradise on Earth Properties Pvt. Ltd.

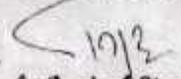
Authorised Signatory/Director


For Shining Home Infrastructure Pvt. Ltd.

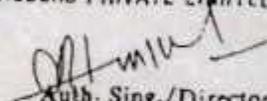
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Bhakt Pal

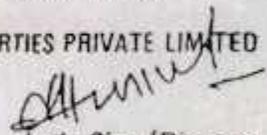
For OMAXE LIMITED


Authorised Signatory

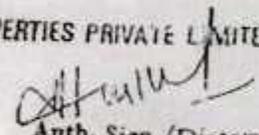
For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director


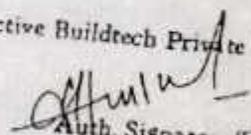
For AGASTHYA PROPERTIES PRIVATE LIMITED

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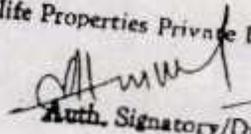
For ADVAITA PROPERTIES PRIVATE LIMITED

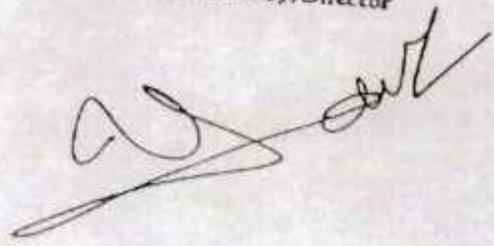
Auth. Sign./Director


For Interactive Buildtech Private Limited

Auth. Signatory/Director


For Sunlife Properties Private Limited

Auth. Signatory/Director




Validity

6.9 (i) Termination of consortium agreement: This Consortium Agreement shall be terminated upon the arrival of the first of the following events:

- a. Rejection of our proposal by the Government of Uttar Pradesh.
- b. Upon Completion of the project.

(ii) The consortium agreement shall be valid and enforceable till the completion of the Project.

For ODAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For Forever Housing & Properties Pvt.

Authorised Signatory/Director

For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

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For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

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For ADVAITA PROPERTIES PRIVATE LIMITED

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For Interactive Buildtech Private Limited

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For Sunlife Properties Private Limited

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श्री/श्रीमती यशपाल
पुत्र/पत्नी श्री गिरिराज
पेशा नौकरी
निवासी ग्राम भवानी पो.अमरीली जि.फरीदाबाद

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श्री/श्रीमती भारत पाल
पुत्र/पत्नी श्री घरमपाल
पेशा नौकरी
निवासी ग्राम व पोस्ट मन्डोली तह.होडल
जि.फरीदाबाद

Bhattach
[Fingerprint]

ने निष्पादन स्वीकार किया।

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जिनकी पहचान श्री हरीराम
पुत्र श्री रघु गया प्रसाद
पेशा व्यापार

निवासी दुगावाँ, लखनऊ

व श्री के.एल.पान्डेय

पुत्र श्री स्व.आर.एन.पान्डेय

पेशा व्यापार

निवासी सी-1, गहमर कुज चिनहट, लखनऊ

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ने की।

प्रत्यक्षतः मूद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



[Handwritten signature]
ओ.पी. सिंह
उप निबन्धक (द्वितीय)
लखनऊ
11/8/2006

रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन
हेतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- अनुराग शर्मा

बायें हाथ के अंगुलियों के चिन्ह :-

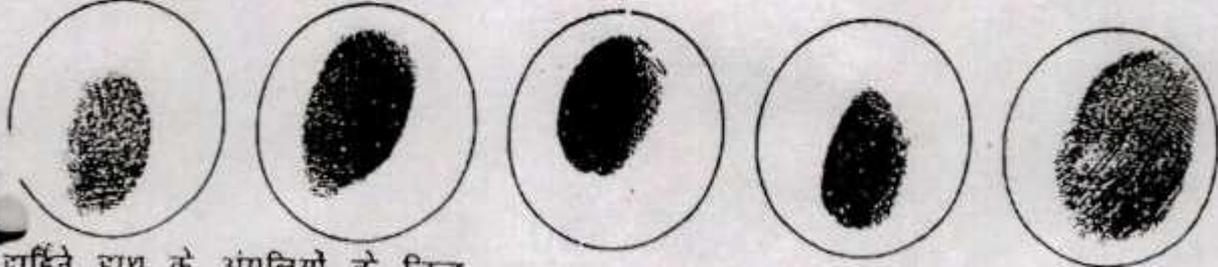


दाहिने हाथ के अंगुलियों के चिन्ह :-

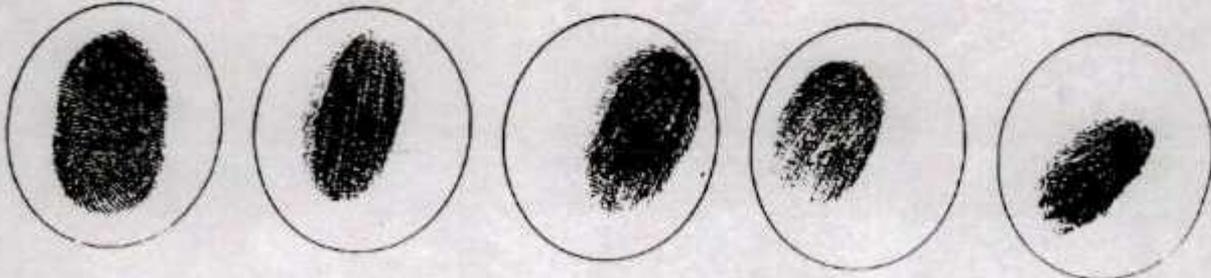


विक्रेता/क्रेता का नाम व पता :- अनुराग शर्मा
प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर अनुराग शर्मा

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता के हस्ताक्षर अनुराग शर्मा

12 2

भारीदार

Registration No 314

Year: 2006

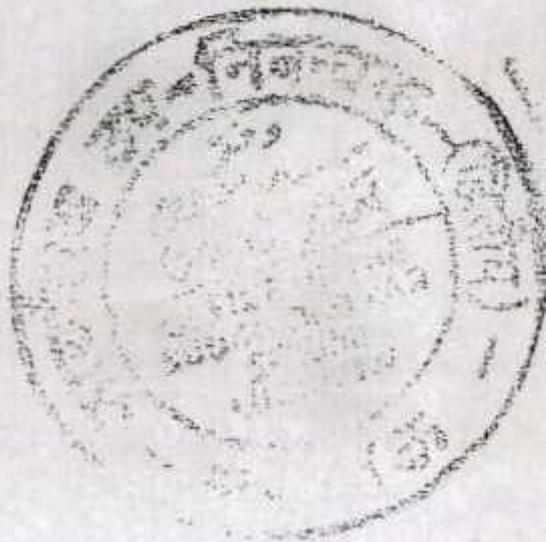
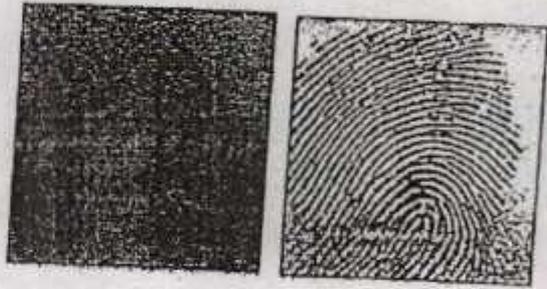
Book No. 4

Q113 भाइय प्राल

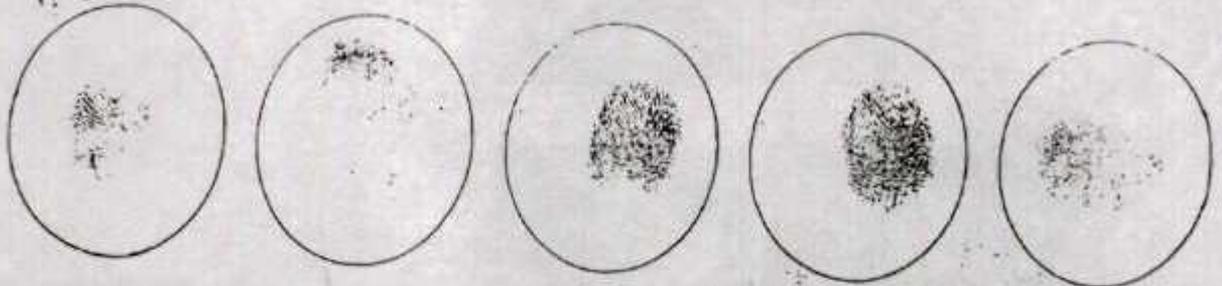
घरमघल

ग्राम व पोस्ट मन्डोली तह. होडल जि. करीदाबाद

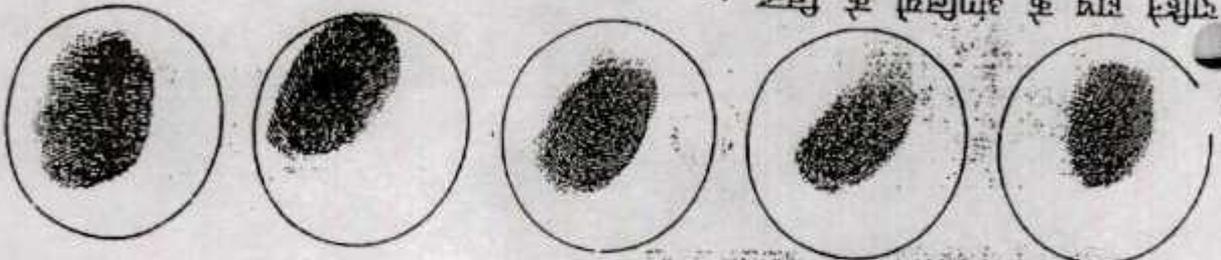
मोकरी



10
पुस्तक/पत्रिका का नाम



पुस्तक/पत्रिका का नाम :-



पुस्तक/पत्रिका का नाम :-

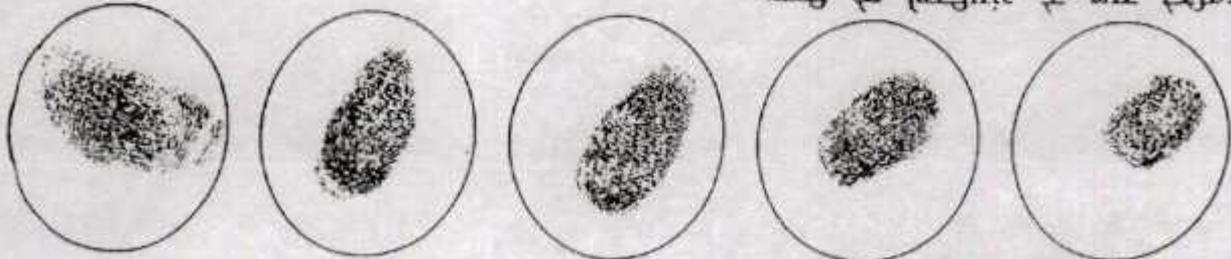
पुस्तक/पत्रिका का नाम :- Muskar Gool.

पुस्तक/पत्रिका का नाम :-

10



पुस्तक/पत्रिका का नाम :-



पुस्तक/पत्रिका का नाम :-

पुस्तक/पत्रिका का नाम :- V.K. Tripathi

द्वितीय पुस्तक

22/11/17

IN WITNESS WHEREOF the members have executed this Consortium Agreement on the day, month and the year first hereinabove written in presence of the following witnesses:

नोट: चारा 3-1 में सतर 2 से अहम भाग के सतर 3, 4 पूरी कटी है।

WITNESSES:

1. *Handwritten signature*
Auth. Signatory/Director

2. K. L. Sandey
C-1, Sakinaka
Chinhat
For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For Forever Housing & Properties Pvt. Ltd.

Authorised Signatory/Director

For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory/Director

ibining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

Handwritten signature

For OMAXE LIMITED

Handwritten signature
Authorised Signatory

For AMOD BUILDERS PRIVATE LIMITED

Handwritten signature
Auth. Sign./Director

for AGASTHYA PROPERTIES PRIVATE LIMITED

Handwritten signature
Auth. Sign./Director

For ADVAITA PROPERTIES PRIVATE LIMITED

Handwritten signature
Auth. Sign./Director

For Interactive Buildtech Private Limited

Handwritten signature
Auth. Signatory/Director

For Sunlife Properties Private Limited

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Auth. Signatory/Director

Large handwritten signature

भागीदार

Registration No

314

Year :

2006

Book No.

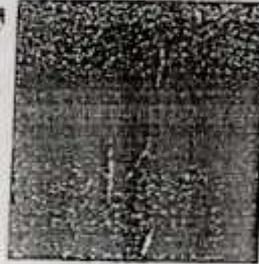
4

0105 वीरगडाइज आन अर्थ प्रापटीज प्रा.लि.द्रा.अधि.हरता.मुकेश गोयल

स्व.दयाराम गोयल

म.नं.534/2,सेक्टर-9,इन्दिरा नगर,लखनऊ

नीकरी



0106 शाइनिंग होम इन्सफेक्चर प्रा.लि.द्रा.अधि.हरता.मुकेश गोयल

स्व.दयाराम गोयल

म.नं.534/2,सेक्टर-9,इन्दिरा नगर,लखनऊ

नीकरी

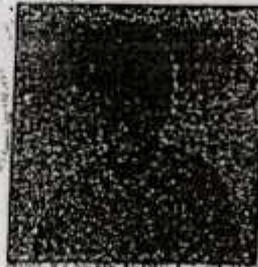


0107 आमोद बिल्डर्स प्रा.लि.द्रा.अधि.हरता.अतुल खन्ना

स्व.आर.सी.खन्ना

12,कारपोरेश फ्लैट,महानगर लखनऊ

नीकरी

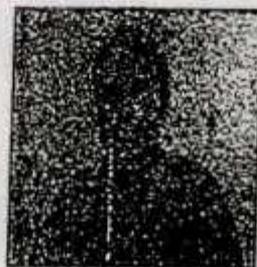


0108 अगस्त्या प्रापटीज प्रा.लि.द्रा.अधि.हरता.अतुल खन्ना

स्व.आर.सी.खन्ना

12,कारपोरेश फ्लैट महानगर लखनऊ

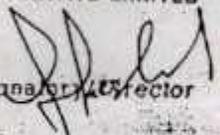
नीकरी



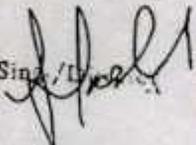
6.10 Miscellaneous/ Liability

Nothing in this shall be construed providing for the sharing of profit & losses arising out of the efforts of any of the members, except as may be provided for in any resultant sub-contract or Consortium Agreement between members. In no event shall the members of this Consortium Agreement have any obligation or liability to the other nor shall any remedy be available to the other members, except as expressly written herein. No party shall be liable for any financial compensation arising out of the termination of this Consortium Agreement, to other members of this Consortium Agreement. No party shall be liable to the other party/ members for any indirect, incidental, special or consequential damages however caused, whether as a consequence of the negligence of the one member or otherwise.

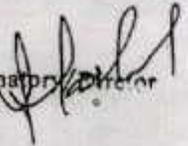
For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director 

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Sign./Director 

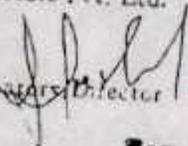
For Forever Housing & Properties Pvt. Ltd.

Authorised Signatory/Director 

For Paradise on Earth Properties Pvt. Ltd.

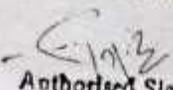
Authorised Signatory/Director 

For Shining Home Infrastructure Pvt. Ltd.

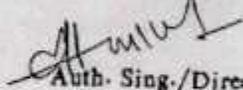
Auth. Signatory/Director 

Bharat Pal

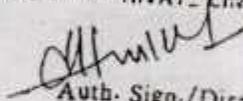
For OMAXE LIMITED


Authorised Signatory

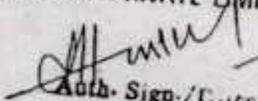
For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director 

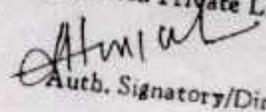
For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director 

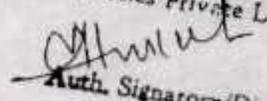
For ADVAITA PROPERTIES PRIVATE LIMITED

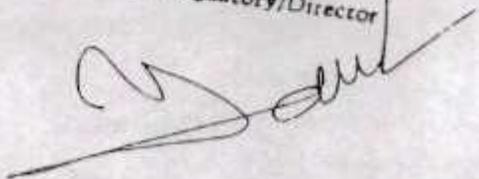
Auth. Sign./Director 

For Interactive Buildtech Private Limited

Auth. Signatory/Director 

For Sunlife Properties Private Limited

Auth. Signatory/Director 



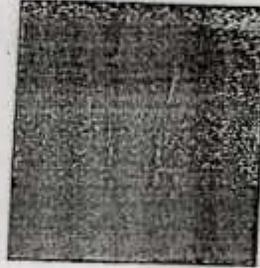
भागीदार

Registration No 314

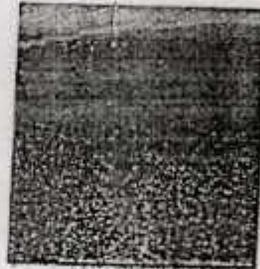
Year : 2006

Book No. 4

0101 ओमेक्स लि.द्वारा अधि.हस्ता.वी.के.त्रिपाठी
जी.के.त्रिपाठी
1/360,वास्तुखण्ड गोमती नगर,लखनऊ
नीकरी



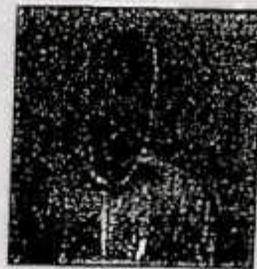
0102 उदल प्रापटीज प्रा.लि.प्रा.अधि.हस्ता.मुकेश गोयल
स्व.दयाराम गोयल
म.नं.534/2,सेक्टर-9,इन्दिरा नगर,लखनऊ
नीकरी



0103 अवधय प्रापटीज प्रा.लि.प्रा.अधि.हस्ता.मुकेश गोयल
स्व.दयाराम गोयल
म.नं.534/2,सेक्टर-9,इन्दिरा नगर,लखनऊ
नीकरी



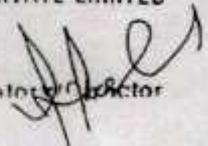
0104 फारएयर हा.एन्ड प्रापटीज प्रा.लि.प्रा.अधि.हस्ता.मुकेश गोयल
स्व.दयाराम गोयल
म.नं.534/2,सेक्टर-9,इन्दिरा नगर,लखनऊ
नीकरी



6.7 Notices: Any notice required pursuant to this Consortium Agreement shall be give 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 Consortium Agreement.

6.8 Modification Amendment: The terms and conditions of this Consortium Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the consortium members.

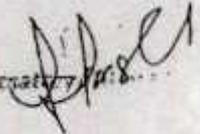
For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director 

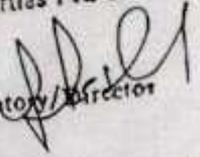
For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director 

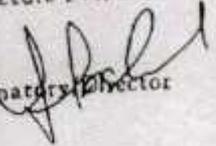
For Paradise on Earth Properties Pvt. Ltd.

Authorized Signatory/Director 

For Paradise on Earth Properties Pvt. Ltd.

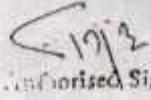
Authorized Signatory/Director 

For Shining Home Infrastructure Pvt. Ltd.

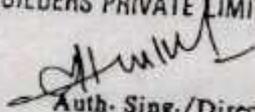
Auth. Signatory/Director 

Authorized Signatory

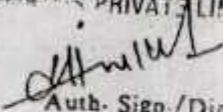
For OMAXE LIMITED

Authorized Signatory 

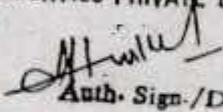
For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director 

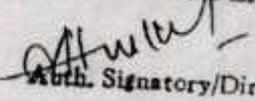
For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director 

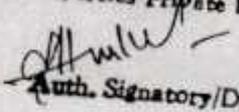
For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director 

For Interactive Buildtech Private Limited

Auth. Signatory/Director 

For Sunlife Properties Private Limited

Auth. Signatory/Director 



श्री/श्रीमती पराडाइज आन अर्थ प्रापटीज
प्रा. लि. द्रा. अधि. हस्ता. मुकेश गोयल
पुत्र/पत्नी श्री स्व. दयाराम गोयल
पेशा नौकरी
निवासी म. नं. 534/2, सेक्टर-9, इन्दिरा
नगर, लखनऊ



श्री/श्रीमती शाहनिंग डोम इन्फोकेयर
प्रा. लि. द्रा. अधि. हस्ता. मुकेश गोयल
पुत्र/पत्नी श्री स्व. दयाराम गोयल
पेशा नौकरी
निवासी म. नं. 534/2, सेक्टर-9, इन्दिरा
नगर, लखनऊ



श्री/श्रीमती आमोद बिल्डर्स
प्रा. लि. द्रा. अधि. हस्ता. अतुल खन्ना
पुत्र/पत्नी श्री स्व. आर. सी. खन्ना
पेशा नौकरी
निवासी 12, कारपोरेश फ्लैट महानगर लखनऊ

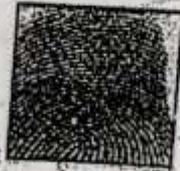
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श्री/श्रीमती अगस्तया प्रापटीज
प्रा. लि. द्रा. अधि. हस्ता. अतुल खन्ना
पुत्र/पत्नी श्री स्व. आर. सी. खन्ना
पेशा नौकरी
निवासी 12, कारपोरेश फ्लैट महानगर लखनऊ



श्री/श्रीमती अचरिता प्रापटीज
प्रा. लि. द्रा. अधि. हस्ता. अतुल खन्ना
पुत्र/पत्नी श्री स्व. आर. सी. खन्ना
पेशा नौकरी
निवासी 12, कारपोरेश फ्लैट महानगर लखनऊ



श्री/श्रीमती इन्ट. बिल्डटेक
प्रा. लि. द्रा. अधि. हस्ता. अतुल खन्ना
पुत्र/पत्नी श्री स्व. आर. सी. खन्ना
पेशा नौकरी
निवासी 12, कारपोरेश फ्लैट महानगर लखनऊ



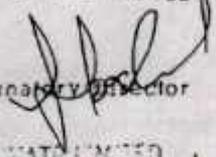
श्री/श्रीमती सनसाइप प्रापटीज
प्रा. लि. द्रा. अधि. हस्ता. अतुल खन्ना
पुत्र/पत्नी श्री स्व. आर. सी. खन्ना
पेशा नौकरी
निवासी 12, कारपोरेश फ्लैट महानगर लखनऊ



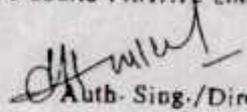
27

6.6. **Confidentially:** All members shall be under obligation not to disclose any information of terms of 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.

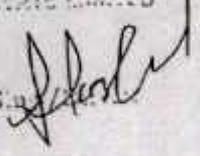
For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director 

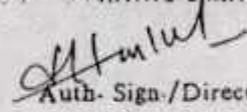
For AMOD BUILDERS PRIVATE LIMITED

Auth. Sing./Director 

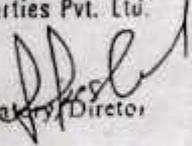
For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director 

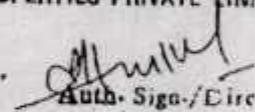
For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director 

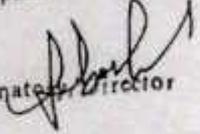
For Forever Housing & Properties Pvt. Ltd.

Authorized Signatory/Director 

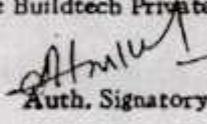
For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director 

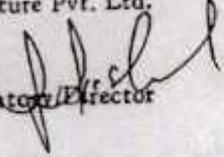
For Paradise on Earth Properties Pvt. Ltd.

Authorized Signatory/Director 

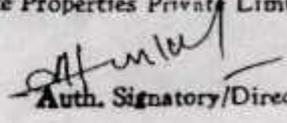
For Interactive Buildtech Private Limited

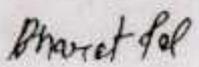
Auth. Signatory/Director 

For Shining Home Infrastructure Pvt. Ltd.

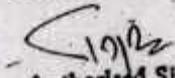
Auth. Signatory/Director 

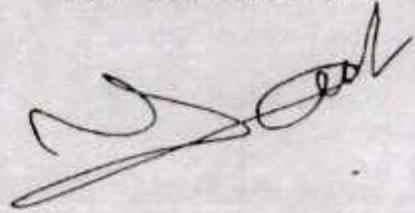
For Sunlife Properties Private Limited

Auth. Signatory/Director 



For OMAXE LIMITED

Authorized Signatory 



II

भागीदारी विज्ञापन

100.00 20 120.00 1,000

काय रजिस्ट्री रकम व प्रति शुल्क योग शतक लगभग

भागीदारी को धराराशि

श्री/श्रीमती ओमेश्वर लि. द्वारा अधि. हस्ता. पी. के. त्रिपाठी
पुत्र / पत्नी श्री जी. के. त्रिपाठी

पेशा नौकरी

निवासी 1/360, वास्तुखण्ड गोमती नगर, लखनऊ
अस्थायी पन्ना

वे यह लेखपत्र इस कार्यालय दिनांक 11/8/2006 घण्टा 5:40PM

को निवेदन हेतु पेश किया।

C. M. S.



ओ. पी. सिंह
उप निवेदक (द्वितीय)
लखनऊ
11/8/2006

विभाजन लेखपत्र बाहर घुमने व सम्झने फलान

भागीदार

श्री/श्रीमती ओमेश्वर लि. द्वारा
अधि. हस्ता. पी. के. त्रिपाठी
पुत्र/पत्नी श्री जी. के. त्रिपाठी
पेशा नौकरी

निवासी 1/360, वास्तुखण्ड गोमती नगर, लखनऊ

C. M. S.



श्री/श्रीमती उदल प्रापटीज

प्रा. लि. द्वा. अधि. हस्ता. मुकेश गोयल
पुत्र/पत्नी श्री स्व. दयाराम गोयल
पेशा नौकरी

निवासी म. नं. 534/2, सेक्टर-9, इन्दिरा
नगर, लखनऊ

C. M. S.



श्री/श्रीमती अदयय प्रापटीज

प्रा. लि. द्वा. अधि. हस्ता. मुकेश गोयल
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पेशा नौकरी

निवासी म. नं. 534/2, सेक्टर-9, इन्दिरा
नगर, लखनऊ



श्री/श्रीमती फारएवर हा. एन्ड प्रापटीज

प्रा. लि. द्वा. अधि. हस्ता. मुकेश गोयल
पुत्र/पत्नी श्री स्व. दयाराम गोयल
पेशा नौकरी

निवासी म. नं. 534/2, सेक्टर-9, इन्दिरा



आज दिनांक 11/08/2006 को
बही नं 4 शिखर सं 228
पृष्ठ सं 11 से 70 पर क्रमांक 314
रजिस्ट्रीकृत किया गया ।

ओ. पी. सिंह
उप निदेशक (द्वितीय)

