



INDIA NON JUDICIAL



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Government of Uttar Pradesh

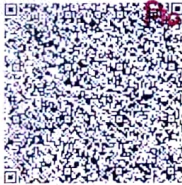
e-Stamp

YOGENDRA KUMAR
UP14366304
MATHURA
M. 8530476601

161/25

Certificate No. : IN-UP51921382950947X
 Certificate Issued Date : 22-May-2025 03:16 PM
 Account Reference : NEWIMPACC (SV)/ up14366304/ MATHURA SADAR/ UP-MTH
 Unique Doc. Reference : SUBIN-UPUP1436630401372870522904X
 Purchased by : MS RADHA MADHAV VENTURES
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : MS RADHA MADHAV VENTURES
 Second Party : ASHOK KUMAR AGRAWAL AND OTHERS
 Stamp Duty Paid By : MS RADHA MADHAV VENTURES
 Stamp Duty Amount(Rs.) : 1,000
 (One Thousand only)

मूल विलेख स्कैन किया गया
पेज सं०..... 38
पृष्ठ सं०.....



उ० प्रथम
सदर, मथुरा

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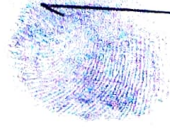
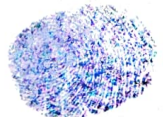
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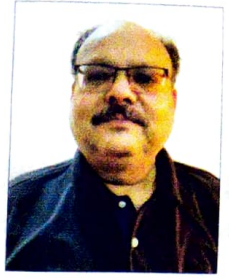
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Statutory Alert:

1. The purchaser is advised to verify the genuineness of the stamp and the details of the document and the parties involved in the document.
2. The purchaser is advised to verify the details of the document and the parties involved in the document.
3. The purchaser is advised to verify the details of the document and the parties involved in the document.



!! Om Siddhidatri Namah !!

CONSORTIUM MEMORANDUM OF UNDERSTANDING

(E-Stamp Used Rs. 1000/-)

This CONSORTIUM MEMORANDUM OF UNDERSTANDING (hereinafter referred to as the MOU) is made at Mathura and entered into thisDay of May, 2025.

Among

1. **M/s. RADHA MADHAV VENTURES**, a Partnership Firm Registered under the Partnership Act 1932, having its Registered Office at 10 Agresen Nagar, Kankali, Mathura UP – 281001, through its authorized Partner **Mr. Ashok Kumar Agrawal** S/o Sh. Brindaban Das Agrawal,



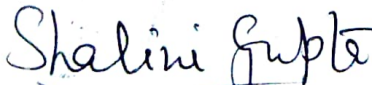







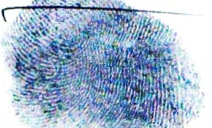










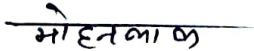


R/o 1447/4040, Bharatpur Gate, Apposite Ram Bhawan, Radha Kunj Colony, Mathura – 281001 (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners or partner for the time being of the firm, the survivors or survivor of them, and the heirs, executors, administrators and successor of the last surviving partner) hereafter referred to as Owner-1/Developer/Promoter which expression shall unless repugnant to the context thereof include its successors of the **FIRST PART. PAN: ABIFR8737Q, Mobile No. 9837038326**

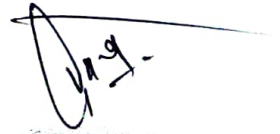
2. **Mr. Ashok Kumar Agrawal** S/o Sh. Brindaban Das Agrawal, R/o 1447/4040, Bharatpur Gate, Apposite Ram Bhawan, Radha Kunj Colony, Mathura UP – 281001. Hereafter referred to as Owner-2/Co-Promoter which expression shall unless repugnant to the context thereof include its successors of the **SECOND PART. PAN: ADTPA3509L Mobile No. 9837038326**
3. **Mr. Mohan Lal Agrawal** S/o Sh. Natthi Lal, R/o 4593-A, Ram Nagar, Kosi Kalan, Mathura UP – 281403. Hereafter referred to as Owner-3/Co-Promoter which expression shall unless repugnant to the context thereof include its successors of the **THIRD PART. PAN: AAIPLO411G Mobile No. 9212738088**
4. **Mr. Vikash Garg** S/o Sh. Harish Garg R/o C- 2/17, Ist Floor, Prashant Vihar, Sector - 14, Rohini, North West Delhi, Delhi – 110085. Hereafter referred to as Owner - 4/Co-Promoter



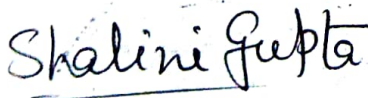



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which expression shall unless repugnant to the context thereof include its successors of the **FOURTH PART.PAN: AIDPG1461G Mobile No.**

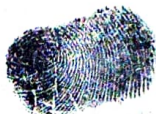
5. **Smt.Shalini Gupta** D/o Sh. Mahesh Lal Gupta R/o H. No. DJ-430/1, New Colony, Near Arya Samaj Mandir, Ward No. – 8, Palwal, Haryana - 121102 Hereafter referred to as Owner-5/Co-Promoter which expression shall unless repugnant to the context thereof include its successors of the **FIFTH PART.PAN: AJMPG8027A Mobile No.**
6. **Mr. Sudhir Gupta** S/o Sh. Kamal Kishor Gupta R/o Ward No. - 5, Near Arya Samaj Mandir, New Colony, Palwal, Haryana - 121102 Hereafter referred to as Owner-6/Co-Promoter which expression shall unless repugnant to the context thereof include its successors of the **FIFTH PART.PAN: AJMPG8028R Mobile No.**

AND WHEREAS the FIRST PARTY, SECOND PARTY, THIRD PARTY, FOURTH PARTY, FIFTH PARTY AND SIXTH PARTY named above seized and possessed to all that pieces or parcel of Land part of the project approved by the Mathura Zila Panchayat vide MAP No-ZILAPANCHYATMATHURA/NAKSHA/24-25/1322, dated 31-01-2025, (hereinafter referred to as the "said Land")

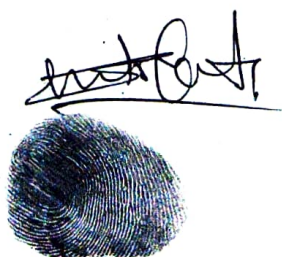
WHEREAS the owners of the land i.e. **SECOND PARTY (Ashok Kumar Agrawal), THIRD PARTY (Mohan Lal Agrawal), FOURTH PARTY (Vikash Garg), FIFTH PARTY (Shalini Gupta) and SIXTH PARTY (SUDHIR GUPTA)** pools the hand with owner – 1/developer, **FIRST PARTY (M/s. Radha Madhav Ventures)** for development of above piece of land therefor owners and developer agree to develop and construct the land part of the project approved

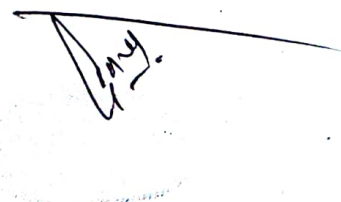


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by the Mathura Zila Panchayat vide MAP No-ZILAPANCHYATMATHURA/NAKSHA/24-25/1322, dated 31-01-2025. The land will be used for development and construction as per project approved by the Mathura Zila Panchayat vide MAP No-ZILAPANCHYATMATHURA/NAKSHA/24-25/1322 (under name & style "SHRI VASUDHARA DIVINE").

All the above parties for the purpose of this MOU hereinafter individual called the Member and collectively called the members.

NOW, THEREFORE, This MOU witness as follows: -

1. Definitions and Interpretations

Definitions: -

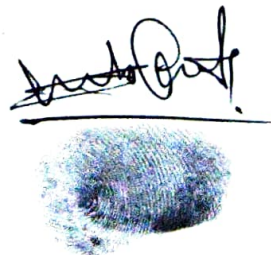
- 1.1 Applicant means the Developer who will file the Application with the Authorities as Consortium Applicant.
- 1.2 Consortium means the Consortium formed between the Members in accordance with this MOU.
- 1.3 MOU (Memorandum of Understanding) means legal documents describing the terms and details of an agreement between two or more parties include each party role and responsibilities.
- 1.4 Promoter means M/s. Radha Madhav Ventures for development and construction of the residential project as per project approved by the Mathura Zila Panchayat vide MAP No-ZILAPANCHYATMATHURA/NAKSHA/24-25/1322, dated 31-01-2025

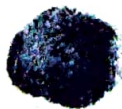






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1.5 Interpretation

- a. For the purpose of this MOU, where the context so requires, the singular shall be deemed to include the plural and vice versa and masculine gender shall be deemed to include the feminine gender and vice- versa.
- b. Reference to a person if any shall where the context so admits include reference to natural person partnership, Partnership firms, Companies, Bodies Corporate and association, whether incorporated or not or any other organization or entity including any government or political sub division, ministry, department of agency thereof.
- c. The headings and sub headings are inserted for convenience only and shall not affect the construction and interpretation of this MOU.
- d. References to the word include and including shall be construed without Limitation.
- e. Any reference to day shall mean a reference to a calendar day.

In consideration of the mutual covenants of the Members, the sufficiency whereof hereby acknowledged and other good valuable consideration are, the Members have agreed as follows:-

2. Lead Member:

- 2.1 The entire Consortium Members, have mutually decided to appoint M/s. Radha Madhav Ventures as Developer and lead member.

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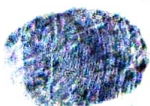
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3. Aim & Scope of Consortium Agreement:

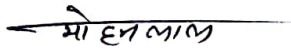
- 3.1 The Sole Aim of this Consortium Agreement is Development of the aforesaid project.
- 3.2 The Lead member shall prepare and submit a Proposal to design, Develop, Finance, construct, Sell, Operate and maintain the said Project.
- 3.3 The Lead member has got approval of the MAP from Mathura Zila Panchayat vide MAP No-ZILAPANCHYATMATHURA/NAKSHA/24-25/1322, dated 31-01-2025.
- 3.4 The Lead member shall take all type of approval and NOC from Real Estate Regulatory Authority (RERA), Fire, Pollution, PWD, Tehsil and Nagar Nigam., if any cooperation required from the owners then owners will cooperate in all manner.

4. Shareholding Basis in Consortium:

- 4.1 M/s. Radha Madhav Ventures shall act as lead member in the Consortium.
- 4.2 The Shareholding of the member of the Consortium shall be mutually decided later on.

5. Purpose of consortium MOU

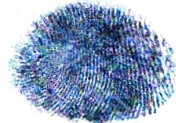
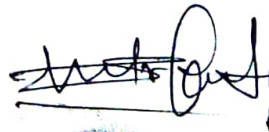
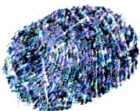
- 5.1 The Purpose of this MOU is to specify the broad roles and responsibilities of the Members towards the execution of the project including execution of development and construction works, maintenance of services and management and disposal or properties and to set out further rights and obligation of the Members supplementing but not conflicting with those present in this MOU.



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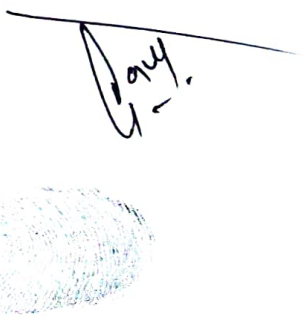

6. Duration

6.1 This MOU Shall come into force and effect on as of the date of Signing of this MOU by the Members unless otherwise terminated earlier, this MOU shall remain effective until complete discharge of all obligation by the members concerning the completion of the Project.

7. Coordinator

7.1 The Members hereby understand and agree that there shall be a Lead Member who shall be the point of contact for the purpose of the projects. It is hereby agreed by the members that for the purpose of the MOU; Ashok Kumar Agrawal, authorized partner of the Owner/Developer/Promoter will present the lead Member. However every member of the consortium shall be individually responsible for discharging their Particular obligation as specified in Schedule – 1 and Developer will be solely liable for the Successful Completion of the entire Project.

7.2 For the purpose of this MOU; the lead Member shall be single point of Contact for the Authority and shall have the complete and overall responsibility of the management and completion of the Project at its entire costs and risks and shall have single point responsibility for ensuring that all members of the Consortium are complying with the terms and conditions, set out in this MOU.




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- 7.3** All instructions / Communications from the Authority to the Lead Member shall be duly provided to all the Members of the Consortium by the Lead Member.
- 7.4** For the avoidance of doubt it is hereby clarified that every members of the consortium shall be held individually responsible for the respective obligations mentioned in schedule -1, regarding their specific roles and responsibilities undertaken by them under this MOU.

8. Rights & Obligations

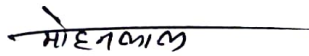
- 8.1** The Lead Member shall be responsible for the transmission of any documents and information Connected with the Project to the Members concerned.
- 8.2** The Representations and declarations made by the lead Member shall be made in accordance with the commercial understanding with the other member to be legally binding on all the members of this MOU.
- 8.3** Developer shall use complete efforts to perform and fulfill promptly, actively and on time, all of its obligations under the MOU and of the Development.

9. Roles & Responsibilities towards each other's

9.1 Owners undertake to

- I. Contribute the land as per schedule – 1 for successful development of the aforesaid project in one or more phases.
- II. Give peaceful possession of the land for the development of the aforesaid project
- III. Execute sale deeds of the developed/constructed area in the aforementioned project in favour of the prospective purchasers or consented to give conveyance of the said Land



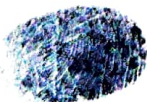



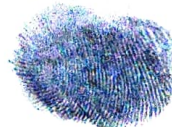




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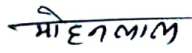

and have agreed to execute the Power of Attorney in favour of the person as mutually decided for smooth functioning for the development/construction of the project, complying with any compliance with Government department (Like-RERA, Mathura Zila Panchayat, Nagar Nigam, Pollution, Fire, PWD, GST, Income Tax etc.), Semi Gov. Department and Non Gov. department.

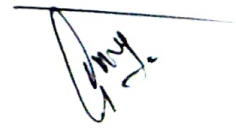

9.2 a. Developer (Party of the First Part) undertake

- I. To Carry out and complete the development as per norms of RERA and Mathura Zila Panchayat Authority.
- II. To be responsible for carrying out and completion of the Development as its entire costs.
- III. To receive all advances from the prospective purchasers of plots/residential area/commercial area in the aforementioned project in the accounts as specified by the RERA.
- IV. to promptly notify each of the Members about any significant delay in fulfilment of milestones in relation to the Project and
- V. To inform other Members of relevant Communications it receives from third Parties in relation to the Project.

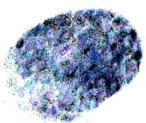
b. Developer (Party of the First Part) shall act in good faith and use all efforts to ensure time bound compliance of their obligations under this MOU promptly act to correct any error therein as soon as it came into the knowledge.

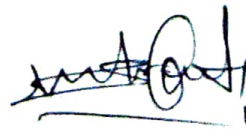


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9.3 All Members undertake that

- a. Each Members shall keep Confidential all information of the confidential nature, whether written or oral, concerning to this MOU.
- b. Each member shall share with and disclose information to other Members including confidential information and documents as may be necessary for the Project. The Members hereby understand and agree that the information shall be used solely for the purpose of the Project and not for its own use or for any third-party benefit.

10. Liabilities

10.1 Liability and indemnification

Developer shall indemnify owner absolutely in respect of liability resulting from acts or permissions of itself.

10.2 Liability towards third parties: -

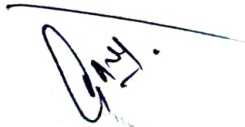


The Developer Shall be solely liable for all claims of third parties, including but not limited to claims of all material suppliers, labour including all compliances related to labour laws, claims of purchasers, agents, financiers etc. all and the owner shall in no manner be called upon for such claims.

It is expressly agreed between the parties that the role of owner is limited to the extent to liabilities as mentioned above in respect all the property which belongs to them and which



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has been brought in by them in the project as its capital contribution. The owner has otherwise no roles or obligation or entitlement in the present transaction.

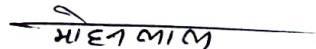
11. Representations and warranties: -

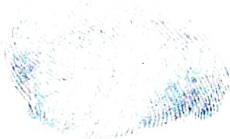
11.1 The members hereby represent and warrant that: -

- a. They are duly organized and validly existing under the Prevailing laws of India and have full power and authority to enter in to this MOU and perform their obligation under this MOU.
- b. This MOU constitutes a valid and binding obligation of the members, enforceable against them in accordance with the terms hereof, and execution delivery and performance of this MOU and all instruments or agreements required here under do not contravene, violate or constitute default of or require any consent or notice under any provision of any agreement or other instrument to which the member is a party and by which members are or may be bound.
- c. Each of the representations and warranties shall be construed as a separate representation warranty covenant or undertaking as the case may be and shall not be limited by the terms of any other representation or warranty or by any other terms of this MOU.
- d. The Members have read, understood and agreed with the terms and conditions of the MOU.





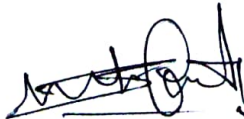


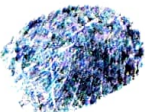






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12. Relations between Parties: - The Parties hereto have entered into this MOU on principal to principal basis. Nothing contains herein shall constitute or construe to be an agency or partnership or association of persons or joint venture between the Owners and the Developer and nothing herein contained shall authorize or empower either the owners or the Developer to incur or create or suffer to be created any obligation or commitments on behalf of the other or to act as agent of the other party. Each party shall be personally and by itself responsible to pay and bear their respective income tax and all other applicable taxes, if any arising out of or as a result of this Agreement the Parties hereto shall keep the other fully and effectively indemnified against nonpayment of their respective takes.

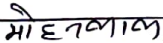
13. Notices: -

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

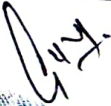
13.2 Any such notice, demand or communication shall, unless the contrary is proved, be deemed to have been duly served at the time of delivery in the case of service by delivery in person or by registered post or courier at the given address.





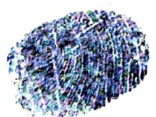








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14. Arbitration

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

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

15. Force Majeure

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

16. Termination: Consortium MOU may be terminated upon the arrival of the first of following events:-

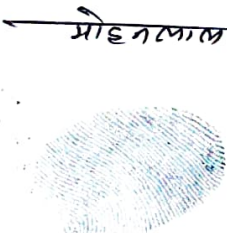
16.1 Upon full payment by developer to Owner, then Owner cease to be consortium member.

16.2 Upon Completion of the Project.

17. Miscellaneous

17.1 The MOU supersedes all prior discussions and agreement (whether oral or written, including all correspondence) if any, between the Members with respect to the subject matter of this











MOU in the event of any conflict between the terms of this MOU and the Transaction Documents to be executed subsequently between the Applicant and the Authority, the terms of Transaction Documents shall prevail.

17.2 Any provision of this MOU, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in way the remaining provisions hereof.

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

17.4 The Schedule – 1 shall have the same force and effect as if expressly set in the body of this MOU and any reference to the MOU shall include the Schedule-1.

17.5 In case of any change in the members of the Consortium, an amended Consortium MOU shall be submitted by the lead Member to Government Agency.

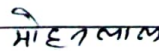
IN WITNESS WHEREOF, The Members have entered into this MOU on the day, month and year first mentioned above.

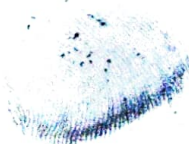
1. Signed, Sealed and delivered by First Party Developer
For M/s. Radha Madhav Ventures


Authorized partner, Ashok Kumar Agrawal



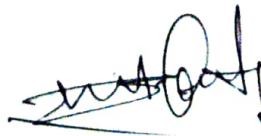


















- 2. Signed, Sealed and delivered by Second Party Owner

Mr. Ashok Kumar Agrawal

- 3. Signed, Sealed and delivered by Third Party Owner

Mr. Mohan Lal Agrawal

- 4. Signed, Sealed and delivered by Fourth Party Owner

Mr. Vikas Garg

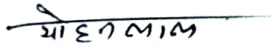
- 5. Signed, Sealed and delivered by Fifth Party Owner

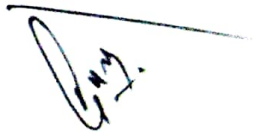
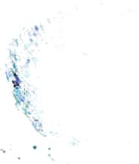
Smt. Shalini Gupta

- 6. Signed, Sealed and delivered by Sixth Party Owner

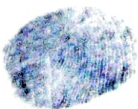
Mr. Sudhir Gupta







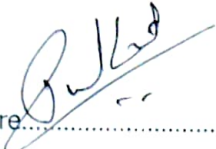
Shalini Gupta



Typed by: K.K. Sharma, Mathura

Draft by: Nitin Kumar Bansal, Deed Writer, Mathura

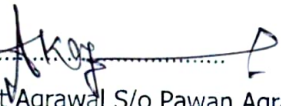
Witness: 1

- 1. Signature..... 
- 2. Name: Pulkit Maheshwari S/o Vijay Kumar Maheshwari
- 3. Address: 1950, Dampier Nagar, Mathura-281001
- 4. Mob No-8191929999





Witness: 2

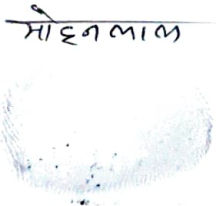
- 1. Signature..... 
- 2. Name: Ankit Agrawal S/o Pawan Agrawal
- 3. Address: Chattis Grah Wali kunj, Radha Raman
Ghera, near Sahji temple, Vrindavan, Mathura-281121
- 4. Mob No-8191054445







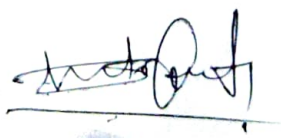


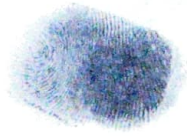




Shalini Gupta







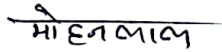
Schedule-1

Role & Responsibilities of each member of the Consortium

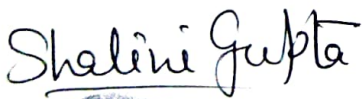
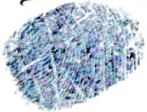
(Describe the Role & Responsibilities of each individual member of the Consortium)

S.No.	Type of the member	Role & Responsibilities
1	Lead Member Name: M/s. Radha Madhav Ventures Address: 10 Agresen Nagar, Kankali, Mathura UP – 281001	Overall Management & Implementation of Project
2	Member Name: Mr. Ashok Kumar Agrawal Address: 1447/4040, Bharatpur Gate, Apposite Ram Bhawan, Radha Kunj Colony, Mathura UP – 281001	Provide Land as per Transaction Documents
3	Member Name: Mr. Mohan Lal Agrawal Address: 4593-A, Ram Nagar, Kosi Kalan, Mathura UP – 281403	Provide Land as per Transaction Documents
4	Member Name: Mr. Vikash Garg	Provide Land as per Transaction Documents














	Address: C- 2/17, 1st Floor, Prashant Vihar, Sector - 14, Rohini, North West Delhi, Delhi - 110085	
5	Member Name: Smt. Shalini Gupta Address: H. No. DJ-430/1, New Colony, Near Arya Samaj Mandir, Ward No. - 8, Palwal, Haryana - 121102	Provide Land as per Transaction Documents
6	Member Name: Smt. Sudhir Gupta Address: Ward No. - 5, Near Arya Samaj Mandir, New Colony, Palwal, Haryana - 121102	Provide Land as per Transaction Documents

~~Shalini Gupta~~


~~SHALINI GUPTA~~




Shalini Gupta


~~Sudhir Gupta~~




आवेदन सं०: 202500764030017

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 161

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री मैसर्स राधा माधव वेन्टर्स द्वारा
अशोक कुमार अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री बृन्दावन दास अग्रवाल
व्यवसाय : अन्य
निवासी: भरतपुर गेट निकट राम भवन राधा कुंज कालोनी मथुरा



श्री, मैसर्स राधा माधव वेन्टर्स द्वारा

अशोक कुमार अग्रवाल अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 23/05/2025 एवं 12:15:58
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रदीप कुमार प्रभारी
उप निबंधक : सदर प्रथम
मथुरा

23/05/2025

अद्वैत शर्मा,
निबंधक लिपिक
23/05/2025





आवेदन सं०: 202500764030017

बही सं०: 4

रजिस्ट्रेशन सं०: 161

वर्ष: 2025

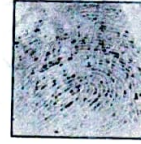
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
प्रथम पक्ष: 1

श्री मैसर्स राधा माधव वेन्टर्स के द्वारा अशोक कुमार अग्रवाल, पुत्र श्री बृन्दावन दास अग्रवाल

निवासी: भरतपुर गेट निकट राम भवन राधा कुंज कालोनी मथुरा

व्यवसाय: अन्य

प्रथम पक्ष: 2



श्री अशोक कुमार अग्रवाल, पुत्र श्री बृन्दावन दास अग्रवाल

निवासी: भरतपुर गेट निकट राम भवन राधा कुंज कालोनी मथुरा

व्यवसाय: अन्य

प्रथम पक्ष: 3

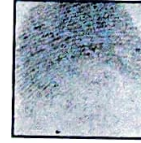


श्री मोहनलाल अग्रवाल, पुत्र श्री नत्थी लाल

निवासी: 4593-ए राम नगर कोसीकलां मथुरा

व्यवसाय: अन्य

प्रथम पक्ष: 4

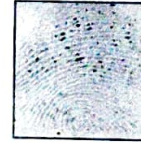


श्री विकास गर्ग, पुत्र श्री हरीश गर्ग

निवासी: सी-2/17 प्रथम तल प्रशान्त बिहार सेक्टर-14 रोहिणी नोर्थ वेस्ट दिल्ली

व्यवसाय: अन्य

प्रथम पक्ष: 5

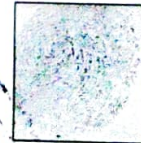


श्रीमती शालिनी गुप्ता, पुत्री श्री कमल किशोर गुप्ता

निवासी: मकान न.डी जे-430/1 न्यू कालोनी नियर आर्य समाज मंदिर वार्ड नं 8 पलवल हरियाणा

व्यवसाय: अन्य

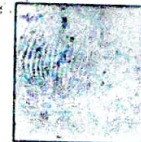
प्रथम पक्ष: 6



श्री सुधीर गुप्ता, पुत्र श्री कमल किशोर गुप्ता

निवासी: वार्ड नं.5 नियर आर्य समाज मंदिर वार्ड नं 8 पलवल हरियाणा

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री पुलकित माहेश्वरी , पुत्र श्री विजय कृार माहेश्वरी

निवासी: 1950 डेम्पीयर नगर मथुरा

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री अंकित अग्रवाल , पुत्र श्री पवन अग्रवाल

निवासी: छत्तीसगढ वाली कुंज राधा रमन घेरा वृन्दावन मथुरा

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रदीप प्रभाकर प्रभारी
उप निबंधक : सदर प्रथम
मथुरा

23/05/2025

अद्वैत शर्मा.
निबंधक लिपिक मथुरा
23/05/2025

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



आवेदन सं०: 202500764030017

बही संख्या 4 जिल्द संख्या 401 के पृष्ठ 225 से 238 तक क्रमांक 161 पर दिनांक
23/05/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

P. Upadhyay

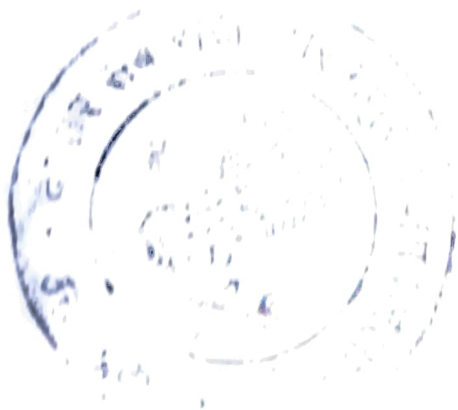
प्रदीप उपाध्यय प्रभारी

उप निबंधक : सदर प्रथम

मथुरा

23/05/2025







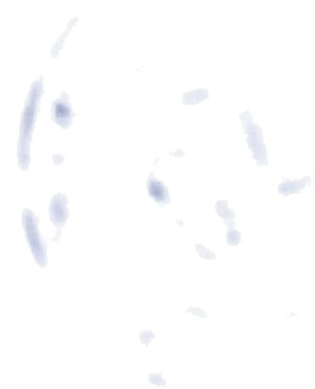
{2}

SUPPLIMENTRY DEED

Stamp paid for Rs. 100/- e-stamp attached this document.

Sub Registrar Mathura.

1. **M/s. RADHA MADHAV VENTURES**, a Partnership Firm Registered under the Partnership Act 1932, having its Registered Office at 10 Agresen Nagar, Kankali, Mathura UP – 281001, through its authorized Partner **Mr. Ashok Kumar Agrawal S/o Sh. Brindaban Das Agrawal, R/o 1447/4040, Bharatpur Gate, Apposite Ram Bhawan, Radha Kunj Colony, Mathura – 281001**, hereafter referred to as Owner-1/ Developer/ Promoter which expression shall unless repugnant to the context there of include its successors of the **FIRST PART**. PAN: ABIFR8737Q, Mobile No. 9837038326
2. **Mr. Ashok Kumar Agrawal S/o Sh. Brindaban Das Agrawal, R/o 1447/4040, Bharatpur Gate, Apposite Ram Bhawan, Radha Kunj Colony, Mathura UP –281001**. Hereafter referred to as Owner-2/Co-Promoter which expression shall unless repugnant to the context there of include its successors of the **SECOND PART**. PAN: ADTPA3509L Mobile No. 9837038326





{3}

3. **Kaushal Kishore Agrawal S/o Shri Rajendra Kumar Agrawal R/o 10, Agresen Nagar, Kankali Mandir, Mathura** through Power of Attorney holder of **Mr. Mohan Lal Agrawal S/o Sh. Natthi Lal, R/o 4593-A, Ram Nagar, Kosi Kalan, Mathura UP – 281403 (PAN: AAIPLO411G Mobile No. 9212738088)** and **Mr. Vikash Garg S/o Sh. Harish Garg R/o C- 2/17, 1st Floor, Prashant Vihar, Sector - 14, Rohini, North West Delhi, Delhi – 110085 (PAN: AIDPG1461G, Mobile No. 9837880333)** and **Smt. Shalini Gupta D/o Sh. MaheshLal Gupta R/o H.No. DJ-430/1, New Colony, Near Arya Samaj Mandir, Ward No.-8, Palwal, Haryana-121102 (PAN: AJMPG8027A Mobile No. 9991990404)** and **Mr. Sudhir Gupta S/o Sh. Kamal Kishor Gupta R/o Ward No.-5, Near Arya Samaj Mandir, New Colony, Palwal, Haryana-121102, (PAN: AJMPG8028R Mobile No. 9354306881)** by a power of attorney dated 10.6.2025 and the power of attorney is in force and has not been cancelled till today, Hereafter referred to as Owner/Co-Promoter which expression shall unless repugnant to the context there of include its successors of the **THIRD to FIFTH PART.**





आवेदन सं०: 202500764034919

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 187

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 40 योग : 140

श्री मैसर्स राधा माधव वेन्टर्स द्वारा
अशोक कुमार अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री बृन्दावन दास अग्रवाल
व्यवसाय : अन्य
निवासी: 1447/4040 भरतपुर गेट निकट राम भवन राधाकुंज कालौनी मथुरा



श्री, मैसर्स राधा माधव वेन्टर्स द्वारा
अशोक कुमार अग्रवाल अधिकृत पदाधिकारी/
प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक 11/06/2025 एवं 01:06:47
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अजय कुमार त्रिपाठी
उप निबंधक : सदर प्रथम

मथुरा
11/06/2025

प्रदीप त्रिपाठी
निबंधक लिपिक
11/06/2025

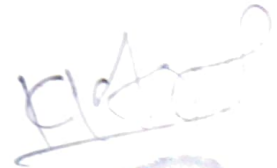


(4)

That All the parties together execute a **CONSORTIUM MEMORANDUM OF UNDERSTANDING** on date 23.05.2025 registered at the office of Sub Registrar Mathura on Book no. IV Zild no. 401 on page no. 225-238 Serial no. 161 on dated 23.05.2025, said MOU in the page No. 13 in written point no. 16 "Termination: Consortium MOU may be terminated upon the arrival of the first of following events" of the point no. 16.1 is "Upon full payment by developer to Owner, then Owner cease to be consortium member" is written unnecessarily, due to which the said point will be considered deleted and will not be read.

Therefore, it is clarified by this supplementary that the said **CONSORTIUM MEMORANDUM OF UNDERSTANDING** deed its point 16.1 "Upon full payment by developer to Owner, then Owner cease to be consortium member" will be considered deleted and will not be read.

This **SUPPLIMENTARY DEED**, will be considered as a part of the **CONSORTIUM MEMORANDUM OF UNDERSTANDING** deed on dated 23.05.2025 document number 161.





आवेदन सं०: 202500764034919

बही सं०: 4

रजिस्ट्रेशन सं०: 187

वर्ष: 2025

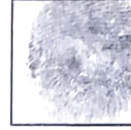
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
प्रथम पक्ष: 1

श्री मैसर्स राधा माधव वेन्टर्स के द्वारा अशोक कुमार अग्रवाल, पुत्र श्री वृन्दावन दास अग्रवाल

निवासी: 1447/4040 भरतपुर गेट निकट राम भवन राधाकुंज कालोनी मथुरा

व्यवसाय: अन्य

प्रथम पक्ष: 2

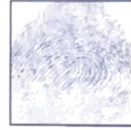


श्री अशोक कुमार अग्रवाल, पुत्र श्री वृन्दावन दास अग्रवाल

निवासी: 1447/4040 भरतपुर गेट निकट राम भवन राधाकुंज कालोनी मथुरा

व्यवसाय: अन्य

प्रथम पक्ष: 3



श्री मोहन लाल अग्रवाल आदि के द्वारा कौशल किशोर अग्रवाल, पुत्र श्री राजेन्द्र कुमार अग्रवाल

निवासी: 10 अग्रसेन नगर कंकाली मंदिर मथुरा

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री अंकित अग्रवाल, पुत्र श्री पवन अग्रवाल

निवासी: छत्तीसगढ वाली कुंज राधारमण घेरा वृन्दावन मथुरा

व्यवसाय: अन्य

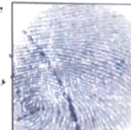
पहचानकर्ता: 2



श्री राकेश, पुत्र श्री रामबाबू

निवासी: वृनाककड शहर मथुरा

व्यवसाय: अन्य



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



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

अजय कुमार त्रिपाठी
उप निबंधक : सदर प्रथम

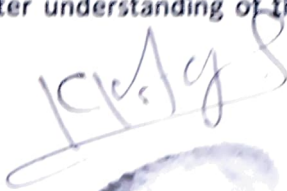
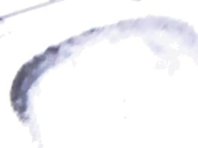
मथुरा
11/06/2025

प्रदीप उमाध्याय,
निबंधक लिपिक मथुरा
11/06/2025

(5)

In Witness whereof the said all the parties here unto set and subscribed their respective hands. This deed has been drafted and written after reading over the parties and both the parties have signed is after understanding of the contents of this deed.



Dated - 11/06/2025

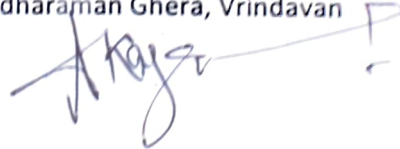
Typed By - K. K. Sharma, Mathura

Drafted By - Nitin Kumar Bansal, Deed Writer, S.R.O. Mathura.

Witnesses:-

1. Ankit Agrawal S/o Shri Pawan Agrawal

R/o Chattisgarh wali Kunj, Radharaman Ghera, Vrindavan
Tehsil and District Mathura.





2. Rakesh S/o Shri Rambabu

R/o Chuna Kankar Mathura.



आवेदन सं०: 202500764034919

बही संख्या 4 जिल्द संख्या 402 के पृष्ठ 163 से 172 तक क्रमांक 187 पर दिनांक
11/06/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Ajay Kumar Tripathi

अजय कुमार त्रिपाठी

उप निबंधक : सदर प्रथम

मथुरा

11/06/2025

