

98-35/8

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
₹.1000

ONE THOUSAND RUPEES  
Rs.1000



उत्तर प्रदेश UTTAR PRADESH

26 MAR 2018 BB 770329

### CONSORTIUM AGREEMENT

This Consortium Agreement is made and executed on this 23 day of  
5/2018 at Karachhana Allahabad (U.P)

Among

M/s Pancham Realcon Pvt. Ltd., a private limited company duly incorporated under the provisions of the Companies Act, 1956 having its registered office at 10, L.S.C, Kalkaji New Delhi through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the "PRPL")

Pacham Realcon Pvt. Ltd.

Utkrisht Real Estate Pvt. Ltd.  
8 Associates

Natraj Colonizer (P) Ltd.

Aviral Colonisers (P) Ltd.

Satkar Colonisers (P) Ltd.

Beautiful Landbase (P) Ltd.

Bhavesh Buildcon (P) Ltd.

Mangla Villas Pvt. Ltd.

कृष्णदेव कृष्णनारायण-हृषीकेश  
दिनांक १५.१२.१९४८ / पंचम कौस रूपा-१०८१  
नाम पता TO L.S.C. Kaikaji, New Delhi-१९  
१९४८ का (१०८१) हस्ताक्षर

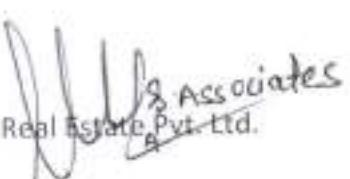


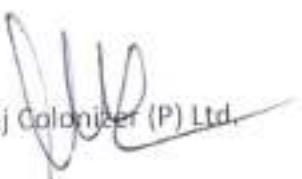
And

*S Associates*

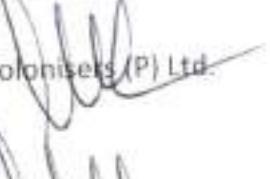
M/s Utkrisht Real Estate Pvt. Ltd., a private limited company duly incorporated under the provision of the Companies Act, 1956 having its registered office at Jay Hind Corn. Lal Bagh Lakh through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the "URPL")

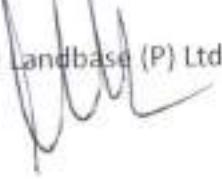
  
Pacham Realcon Pvt. Ltd.

  
Utkrisht Real Estate Pvt. Ltd.

  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisets (P) Ltd.

  
Satkar Colonisets (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildcon (P) Ltd.

  
Mangla Villas Pvt. Ltd.

आगीदारी विलेष

प्रतिपाल - ० स्टाम्प शुल्क - 1000 रुपायां मुक्त - ० पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - ८० शोल : १८०

श्री पंचम रिंग पालिमुकेश कुमार

पुत्र श्री बलदीर सिंह

व्यवसाय : नौकरी

लिवासी : 10 एल००००००००० कालका जौ नई दिल्ली



ने यह लेखपत्र इस कार्यालय में दिनांक 23/05/2018 एवं 03:30:25

PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पंचम रिंग  
उप निबंधक कर्त्तव्य

हलाहालाद

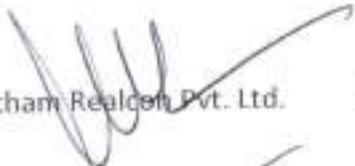
राज रजिस्ट्रार कराची, पाक

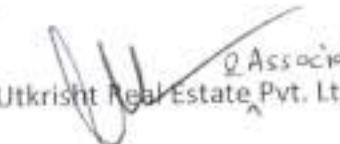
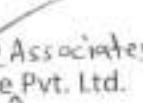
22-5-2018

M/s Natraj Colonisers Pvt. Ltd., a private limited company duly incorporated under the provision of the Companies Act, 1956 having its registered office at 108, Hasting Road, Allahabad Through is Authorized Signatory Shri Mukesh Kumar (hereinafter shall be called as the "NCPL")

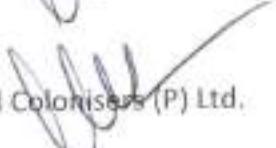
And

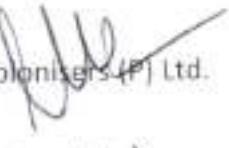
M/s Aviral Colonisers Pvt. Ltd., a private limited company duly incorporated under the provisions of the Companies Act, 1956 having its registered office at Flat No. 5-5, 11nd Floor, Chandan Vihar, 13-A, Sardar Patel Marg, Civil Lines, Allahabad through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the "ACPL")

 Pacham Realtor Pvt. Ltd.

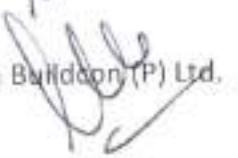
 Utkrisht Real Estate Pvt. Ltd.  Q Associates

 Natraj Colonizer (P) Ltd.

 Aviral Colonisers (P) Ltd.

 Satkar Colonisers (P) Ltd.

 Beautiful Landbase (P) Ltd.

 Bhavesh Builders (P) Ltd.

 Mangla Villas Pvt. Ltd.

निध्यादन सेवपत्र द्वारा सुनाये व समझाने मजबूत व प्राप्त धनराशि के प्रलेखानुसार उक्त भागीदारः ।

श्री पंचम रिया प्राप्ति कुमार, पुत्र श्री बलदीर सिंह

निवासी: 10 एलएसएस० लालका जी नई दिल्ली  
द्यवसाय: नौकरी

भागीदारः 2



श्री उत्कृष्ट रियल स्टेट ए० लि० द्वारा मुकेश कुमार, पुत्र श्री बलदीर सिंह

निवासी: 10 एलएसएस० नई दिल्ली  
द्यवसाय: नौकरी

भागीदारः 3



श्री नटराज कोलोनीज० लि० द्वारा मुकेश कुमार, पुत्र श्री बलदीर सिंह

निवासी: 10 एलएसएस० लालका जी नई दिल्ली  
द्यवसाय: नौकरी

भागीदारः 4



श्री अविरल कोलोनीज० लि० द्वारा मुकेश कुमार, पुत्र श्री बलदीर सिंह

निवासी: 10 एलएसएस० लालका जी नई दिल्ली  
द्यवसाय: नौकरी

भागीदारः 5



श्री सत्यकार कोलोनीज० लि० द्वारा मुकेश कुमार, पुत्र श्री बलदीर सिंह

निवासी: 10 एलएसएस० लालका जी नई दिल्ली  
द्यवसाय: नौकरी

भागीदारः 6



श्री व्यूटीफूल लैण्डरेज़ प्र० लि० द्वारा मुकेश कुमार, पुत्र श्री बलदीर सिंह

निवासी: 10 एलएसएस० लालका जी नई दिल्ली  
द्यवसाय: अन्य

भागीदारः 7

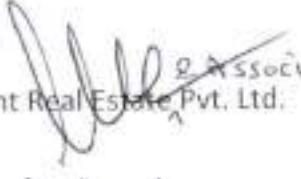


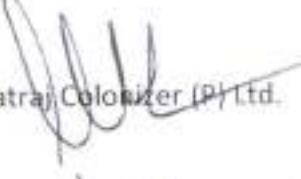
M/s **Satkar Colonisers Pvt. Ltd.**, a private limited company duly incorporated under the provision of the Companies Act, 1956 having its registered office at Cyber Tower, 11nd Floor TC-34/V2, Vibhuti Khand Gomti Nagar, Lucknow through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the "SCPL")

And

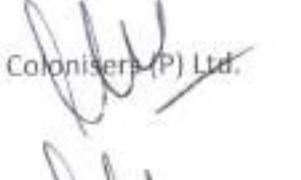
M/s **Beautiful Landbase Pvt. Ltd.**, a private limited company duly incorporated under the provision of the Companies Act, 1956 having its registered office at Omaxe City 11th, Milestone, Near Bad ke Balaji, Bus Stand, Jaipur- Ajmer Expressway, Jaipur, Rajasthan- 302026 through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the "BLPL")

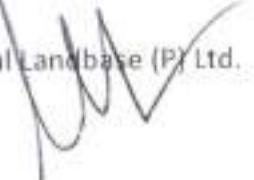
  
Pacham Realtor Pvt. Ltd.

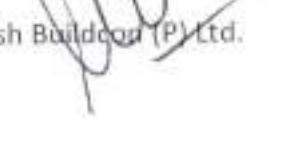
  
Utkrisht Real Estate Pvt. Ltd.

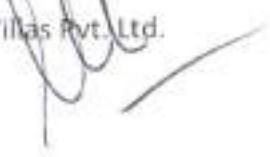
  
Natraj Colonizer Pvt. Ltd.

  
Aviral Colonisers Pvt. Ltd.

  
Satkar Colonisers Pvt. Ltd.

  
Beautiful Landbase Pvt. Ltd.

  
Bhavesh Builders Pvt. Ltd.

  
Mangla Villas Pvt. Ltd.

श्री भायोश चिन्हित या० निम० ये द्वारा मुकेश कुमार ,  
पुरु श्री बलदीर सिंह

निवासी: 10 एल०एस०स०००० कालकर जी नई दिल्ली  
व्यवसाय: नौकरी



मार्गीदार: ४

श्री मंगला यीतास पाठ० निम० के द्वारा मुकेश कुमार ,  
पुरु श्री बलदीर सिंह

निवासी: 10 एल०एस०स००००० कालकर जी नई दिल्ली  
व्यवसाय: अन्य



ने निष्पादन स्थीकार किया । जिनकी पहचान  
पहचानकर्ता : १

श्री अमित सिंह , पुरु श्री प्रभासी० निम०

निवासी: करुणा इलाहाबाद

व्यवसाय: दक्षालत

पहचानकर्ता : २



श्री संदीप , पुरु श्री विनोद कुमार

निवासी: विजय नगर गाजियाबाद

व्यवसाय: नौकरी

*Sandeep*



ने कि । प्रत्यक्षतः नानाशाही के तिशान अंगूठे

नियमानुसार लिए गए हैं ।

टिप्पणी :

राजस्ट्रीकरण अधिकारी के हस्ताक्षर

*Shivendra Kumar Singh*  
शिवेन्द्र कुमार सिंह  
उप नियंत्रक करुणा  
इलाहाबाद

प्रिंट करें

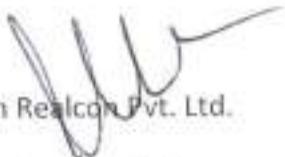
करुणा, विनोद कुमार  
प्रभासी० श्री बलदीर सिंह

M/s Bhavesh Buildcon Pvt. Ltd., a private limited company duly incorporated under the provision of the Companies Act, 1956 having its registered office at 7, L.S.C, Kalkaji New Delhi- 11019 through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the "BBPL")

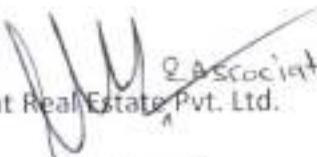
And

M/s Mangla Villas Pvt. Ltd., a private limited company duly incorporated under the provision of the Companies Act, 1956 having its registered office at 7, L.S.C, Kalkaji New Delhi- 11019 through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the "MVPL")

PRPL, URPL, NCPL, ACPL, SCPL, BLPL, BBPL, MVPL hereinafter collectively 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/group companies and the assigns)



Pacham Realcon Pvt. Ltd.



Utkrisht Real Estate Pvt. Ltd. Q Associates



Natraj Colonizer (P) Ltd.



Aviral Colonisers (P) Ltd.



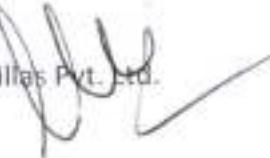
Satkar Colonisers (P) Ltd.



Beautiful Landbase (P) Ltd.



Bhavesh Buildcon (P) Ltd.

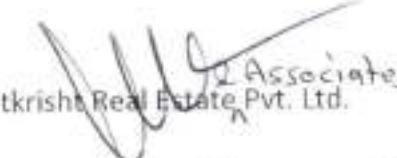


Mangla Villas Pvt. Ltd.

a) All the above mentioned entities have entered into and executed this consortium agreement to form a consortium of land owing and developer companies with the object of submitting the proposal for the development of plotted area, group housing, villas, institutional plotting & building and commercial plotted areas/building etc. within the approved under Hi-Tech Township Policy 2007 falling in villages Devrakh Uparhar, Devrakh Kachar, Maviyya Uparhar, Lawayan Kalan Uparhar, Chak Tejau Dixit and Chak Vishwanth admeasuring 1535.12 acres by the Allahabad Development Authority, Allahabad (ADA) on behalf of State of Uttar Pradesh vide duly executed MOU on dated 09.07.2009 with M/s Pancham Realcon Pvt. Ltd. The conceptual DPR and whereof have been approved by the Allahabad Development Authority on 24.10.2009.



Pancham Realcon Pvt. Ltd.



Utkrisht Real Estate Pvt. Ltd.



Natraj Coloniser (P) Ltd.



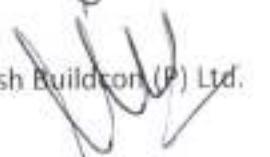
Aviral Colonisers (P) Ltd.



Satkar Colonisers (P) Ltd.



Beautiful Landbase (P) Ltd.



Bhavesh Buildcon (P) Ltd.



Mangla Villas Pvt. Ltd.

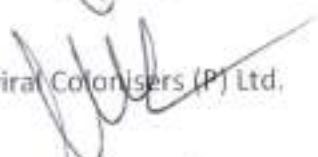
b) The above mentioned parties are presently holding considerable land area situated at villages Devrakh Uparhar, Devrakh Kachar, Maviyya Uparhar, Lawayan Kalan Uparhar, Tehsil Karchana District Allahabad (U.P) and are in process for expansion of expansion of the same (hereinafter shall be called as the "said Land").

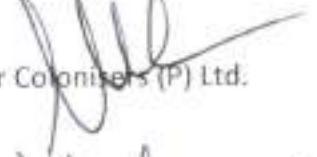
c) The said Land is part and parcel of the said Hi-Tech Township Approved by the Allahabad Development Authority.

  
Pacham Realton Pvt. Ltd.

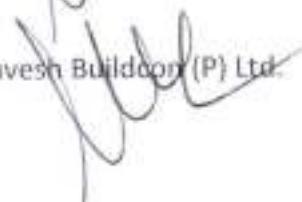
  
Utkrisht Real Estate Pvt. Ltd.

  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildcon (P) Ltd.

  
Mangla Villas Pvt. Ltd.

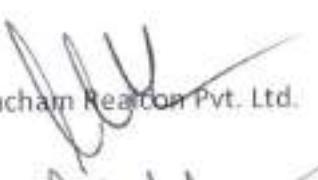
**NOW THIS CONSORTIUM AGREEMENT AND ITS TERMS AND CONDITION ARE  
WITNESSED AS UNDER**

**1- LEAD MEMBER**

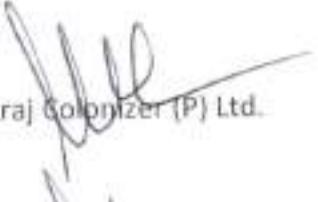
1.1 All the consortium members/Owners have mutually decided and hereby appoint M/s Pancham Realcon Pvt. Ltd. as a Lead Member.

**2- AIMS AND OBJECTIVE OF THIS CONSORTIUM AGREEMENT**

2.1 The sole aim and objective of objective of this consortium agreement and develop the approved/sanctioned Hi-Tech project comprising residential plots, group housing , villas, institutional, parks, entertainment and commercials development as defined in the DPR Approved by the Allahabad development authority, Allahabad as per the applicable building bye laws and other relevant property laws.

  
Pacham Realcon Pvt. Ltd.

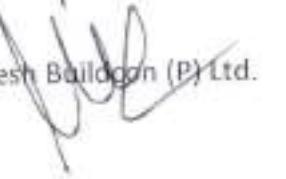
  
Utkrisht Real Estate Pvt. Ltd. & Associates

  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Builders (P) Ltd.

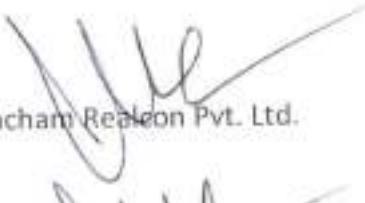
  
Mangla Villas Pvt. Ltd.

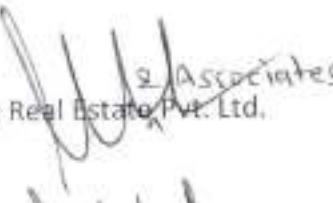
3.2 It is agreed among the Owners/Parties that shareholding of the Members of this consortium agreement shall be decided on a later date.

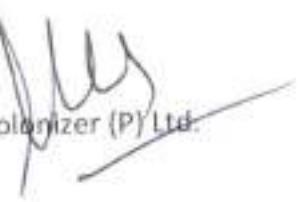
#### **4. PROJECT MANAGEMENT STRUCTRE AND ROLES OF THE MEMBERS**

4.1 The Lead Member shall apply for and obtain all necessary permission, sanctions and approvals from all concerned competent authorities as and when required for the development, construction, completion and success of the Project.

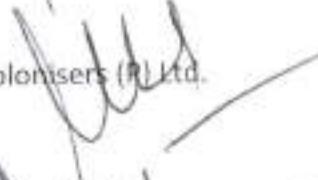
4.2 The Lead Member shall be authorized to enter into the said Land of the members of the consortium agreement for the demarcation of boundaries, surveying and development of the said land as per the approved construction/development plan.

  
Pacham Realcon Pvt. Ltd.

  
Utkrisht Real Estate Pvt. Ltd.

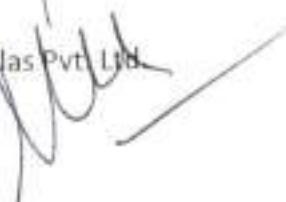
  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildcon (P) Ltd.

  
Mangla Villas Pvt. Ltd.

- 4.3 The Lead Member shall appoint architects, technical consultants, legal advisors, managers, supervisors and required men power for the planning, execution, completion and control of the project.
- 4.4 The Lead Member shall be responsible for arrangement of plant and machinery for the execution of the project.
- 4.5 The Lead Member shall be responsible for arrange funds through loans, working capital & retail finding for the operation and management of the project in adequate manner.
- 4.6 The Lead Member shall maintain the books of accounts and all details related to the project.



Pacham Realtor Pvt. Ltd.



Utkrisht Real Estate Pvt. Ltd.



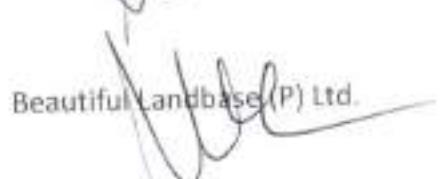
2 Associates  
Natraj Colonisers (P) Ltd.



Aviral Colonisers (P) Ltd.



Satkar Colonisers (P) Ltd.



Beautiful Landbase (P) Ltd.



Bhavesh Builders (P) Ltd.



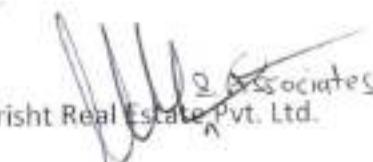
Mangla Villas Pvt. Ltd.

4.7 The Lead Member shall be authorized to file necessary documents, affidavit, indemnity bond, bank guarantees, applications, representations, appeals and all other required deed and documents in order obtain permissions for the development of project or in case of any dispute, if arises before any forum/commission/tribunal/courts.

4.8 The Lead Member shall be authorized to book/sell the developed sellable area to the intending buyers. For the said purposes, the Lead Member shall be authorized to appoint marketing agents and further promote and advertise the project in distinct manner for the sale and collect the sale consideration amount for on behalf of consortium in its own name.

4.9 That for the expansion of the project, the Lead Member of the consortium is entitled to negotiate the deals and enter into collaboration agreements, joint Ventures etc. on behalf of the consortium and further to enter into agreements for purchase of land for expansion of the Project.

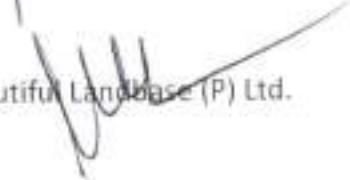
  
Pacham Realtor Pvt. Ltd.

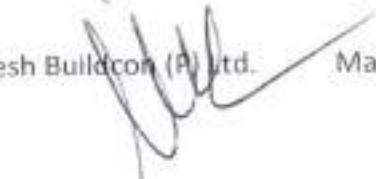
  
Utkrisht Real Estate Pvt. Ltd.

  
Natraj Coloniser (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildcon (P) Ltd.

  
Mangla Villas Pvt. Ltd.

## 5 FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION

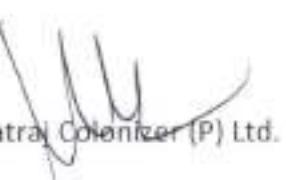
- 5.1 Upto the allotments of the name consortium or cost related to the project shall be borne by the consortium.
- 5.2 The Lead member of consortium is hereby authorized to raise loans/funds from the financial institutions/banks for the project and any shortfall in the financing of the project shall contributed by the consortium member in the ratio as shall be mutually decided.
- 5.3 The consortium members do hereby authorize the Lead Member to mortgage the part or whole of developed/undeveloped area to the financial institutions/banks as and when required for the success of the Project.
- 5.4 Upon completion of the project, any profit or loss shall be shared by and between the consortium members in the ratio of their shareholding.



Pacham Realcon Pvt. Ltd.



Utkrisht Real Estate Pvt. Ltd.



Natraj Colonizer (P) Ltd.



Aviral Colonisers (P) Ltd.



Satkar Colonisers (P) Ltd.



Beautiful Landbase (P) Ltd.



Bhavesh Buildcon (P) Ltd.



Mangla Villas Pvt. Ltd.

- 6.5 **Totality-** This Consortium Agreement embodies the entire understanding of the members and there are no promises Terms, conditions of obligations oral or written expressed or implied other than those contained herein and variation, modification or alteration of any of the provisions of this

# AVIRAL COLONIZERS PRIVATE LIMITED

RESIDENCE: FLAT NO. 8, 2ND FLOOR, CHANDAN VIHAR, D.V.A. SARHAR PARK

MARG, CIVIL LINES, UTTAR PRADESH, ALLAHABAD 211001

CIN: U45400UP2007PTC033200

REF NO : 248/03/12758/SEP 15-16

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>TH</sup> DAY OF SEPTEMBER, 2015 AT NEW DELHI**

**RESOLVED THAT** the consent of the Board of Directors be and is hereby accorded to make an application to Financial Institutions for financing the project of Group Housing (Plot of B, T-10, Sector 10, Allahabad) and also authorise Mr. Mukesh Kumar Singh (Last Name) to sign, execute and file any application/Com. paper or documents with the Financial Institutions in this regard on behalf of the Company.

**FURTHER RESOLVED THAT** a power of attorney and a power of attorney shall be given in respect of Mr. Mukesh Kumar till the end of his appointment in the capacity of a Director of this Company as the case may be."

**CERTIFIED TRUE COPY**  
FOR AVIRAL COLONISERS PRIVATE LIMITED

NETUCHASS  
DIRECTOR  
DIS: 06910866

Date: 05.09.2015  
Place: New Delhi

**NATRAJ COLONISERS PRIVATE LIMITED**  
REGD OFF: 108, HASTING ROAD, ALLAHABAD, UTTAR PRADESH-211001  
CIN: L15201UP2005PTC030386

REF NO.: 395/02/12757/SEP 15-16

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE  
BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>TH</sup> DAY OF SEPTEMBER,  
2015 AT NEW DELHI**

**"RESOLVED THAT** the members of the Board of Directors be and are hereby authorized to file an application in the concerned authorities for sanctioning the project of Group Housing Scheme of 110 units in Allahabad and also authorizes the Managing Director, Naveen Singh Agarwal to sign, execute and file any application for project sanctioning with the concerned authorities in this regard on behalf of the Company.

**FURTHER RESOLVED THAT** the aforesaid authorizations and/or this resolution shall be valid for a period of 12 months starting from the date of its execution in the concerned concerned authorities or till the same may be.

**CERTIFIED TRUE COPY  
FOR NATRAJ COLONISERS PRIVATE LIMITED**

PAVAN AGARWAL  
DIRECTOR  
DIN: 02295157

Date: 08.09.2015  
Place: New Delhi

**PANCHAM REALCON PRIVATE LIMITED**  
REGD OFF: 10, LOCAL SHOPPING CENTRE, KALKAJI, NEW DELHI-110019.  
CIN : U54001DL2008PTC179473

REF NO. : 350/162/12762/SEP 15-16

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE  
BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>TH</sup> DAY OF SEPTEMBER,  
2015 AT NEW DELHI**

**"RESOLVED THAT** the consent of the Board of Directors be and is hereby accorded to  
make an application to Banks/ Financial Institutions for financing the project of  
Group Housing Estate of 1000+ flats in Alibagh and also authorise Mr. Mukesh  
Kumar S. & Co. New Delhi, India to sign, execute and file any application, term, paper  
or document etc. with the Banks/ Financial Institutions (s) in this regard on behalf of the  
Company.

**"FURTHER RESOLVED THAT** the aforesaid authorisation and the resolutions shall  
be valid, as regards to Mr. Mukesh Kumar till the period of his employment in the  
Company, Group Companies, Subsidiary Company and the same may be.

**CERTIFIED TRUE COPY  
FOR PANCHAM REALCON PRIVATE LIMITED**

KUSUM LATA  
DIRECTOR  
DIN: 06831154

Date: 08.09.2015  
Place: New Delhi

# SATKAR COLONISERS PRIVATE LIMITED

REGD OFF: CYBER TOWER, SECOND FLOOR, TC-34/V2, VIBHUTI  
KILAND, GOMTINAGAR, UTTAR PRADESH, LUCKNOW-226010  
CTN: 1-15-001 T2008PTC005736

REF NO.: 407/01/12759/SEP 16-16

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE  
BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>TH</sup> DAY OF SEPTEMBER,  
2015 AT NEW DELHI.**

"RESOLVED THAT the members of the Board of Directors be and are hereby authorized to  
enter into an agreement to Finance, Enclosed Development for financing the project of  
Group Housing (One) at the Tech City in Allahabad and also nominate Mr. Mokesh  
Singh (S/o Late Shri Rakesh Singh) to sign, execute and perform any documents, deed, draft  
or agreement with the various Financial Institutions in this regard on behalf of the  
Company.

"FURTHER RESOLVED THAT in general authorisation and in this resolution shall  
be valid in favour of Mr. Mokesh Kumar, till the period of his employment in the  
Company, being Company 12 months from the date this resolution is passed.

**CERTIFIED TRUE COPY  
FOR SATKAR COLONISERS PRIVATE LIMITED**

VIRENDER KUMAR SINGHAI  
DIRECTOR  
DIN: 0-563057

Date: 09.09.2015  
Place: New Delhi

BHAVESH BUILDCON PRIVATE LIMITED  
PGD OFF 7, LOCAL SHOPPING CENTRE, KALKAJI, NEW DELHI-110019  
CIN: U15300DL2008PTC176396

REF NO: 274/04/12761/SEP 15-16

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>th</sup> DAY OF SEPTEMBER, 2015 AT NEW DELHI**

"RESOLVED THAT the Directors of the Board of Directors of the Company do hereby make an application to National Financial Institutions for issuance of the Bonds of Group Housing Corporation of the Capital City by Allotment and issue certificate to Mr. T. S. K. Kumar, New Vice Chair, Halar Singh, to sign, execute and deliver application form, paper or documents along with the National Financial Institutions in regard to taking of the Bonds."

"FURTHER RESOLVED THAT it is agreed among the Directors that this resolution shall be valid for a period of 12 months from the date of its implementation in the Board of Directors of the Company, National Financial Institutions or the Company as the case may be."

**CERTIFIED TRUE COPY  
FOR BHAVESH BUILDCON PRIVATE LIMITED**

DEBOBANI BANERJEE  
DIRECTOR  
DIN: 07163307

Date: 09.09.2015  
Place: New Delhi

**BEAUTIFUL LANDBASE PRIVATE LIMITED**  
REGD OFF: Omaxe City, 111th Milestone, Near Bad ke Balaji, Bus Stand,  
Jaipur-Ajmer Expressway, Rajasthan, Jaipur-302026  
CIN: U45201RJ2006PTC022582

REF NO.: 183/10/12760/SEP 15-19

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE  
BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>TH</sup> DAY OF SEPTEMBER,  
2015 AT NEW DELHI**

**RESOLVED THAT** the company in the name of Director in writing, is directed to file an application to financial institution for financing the project of Group Housing (Part of 10 units) in Alwar and also to issue Mr. Manish Goel, a Letter of Credit (L/C) for 5000000/- only application form paper or document etc. with the concerned financial institution in this regard on behalf of the company.

**FURTHER RESOLVED THAT** it is agreed and decided, in the said resolution, to grant a period of 30 days to Mr. Manish Goel till the period of his appointment in the company (Group Company of Omaxe Group) for the execution of the aforesaid

**CERTIFIED TRUE COPY  
FOR BEAUTIFUL LANDBASE PRIVATE LIMITED**

MANISH GOEL  
DIRECTOR  
DIN: 03560939

Date: 08.09.2015  
Place: New Delhi

MANGLA VILLAS PRIVATE LIMITED  
REGD OFF: 7, LOCAL SHOPPING CENTRE, KALKAJI, NEW DELHI-110019  
CTN: U35201DL2004PTC131440

REF NO.: 20/10/12763/SEP 15-16

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE  
BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>th</sup> DAY OF SEPTEMBER,  
2015 AT NEW DELHI

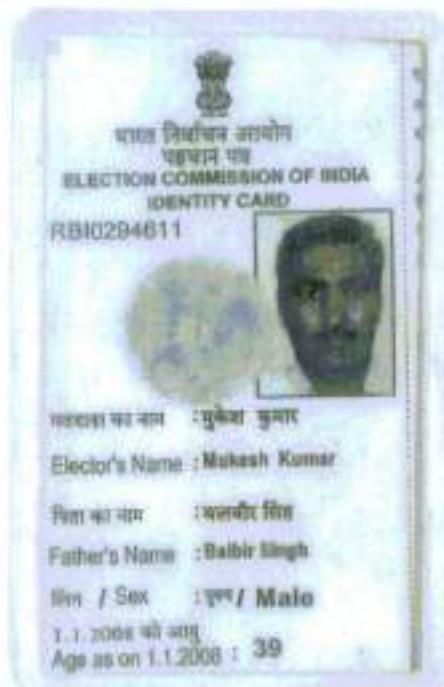
"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to  
make an application to Indian Financial Institutions for financing the project of  
Mangla Group Housing Project at Sector 105, Noida, UP and also authorise Mr. Mahesh  
Kumar, Director of the Company to sign all documents, contracts and the aforesaid application documents  
on behalf of the Company. Finance Institute can be engaged on behalf of the  
Company.

"FURTHER RESOLVED THAT the aforesaid consent is given by the Directors and  
the consent is granted by the Company, for the period of one year from the date of  
the aforesaid resolution.

CERTIFIED TRUE COPY  
FOR MANGLA VILLAS PRIVATE LIMITED

INDU HALA  
DIRECTOR  
DIN: 06531132

Date: 08.09.2015  
Place: New Delhi

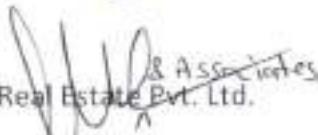


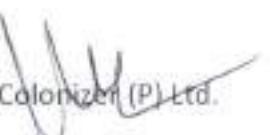
Consortium Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment to this Consortium Agreement. This Consortium Agreement also supersedes all previous communication and other consortium agreement between the members written or oral for this project.

- 6.6 **Confidentiality-** 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 share by any other outside agency except the Government of Uttar Pradesh.
- 6.7 **Notices-** Any notice enquired pursuant to this consortium Agreement shall be given in writing and shall be delivered by hand acknowledgement or send facsimile to the party at the address appearing in the beginning of the Consortium Agreement.

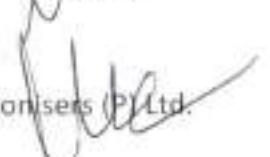
In witness where the party of consortium agreement have joined their hands on 15/09/2012

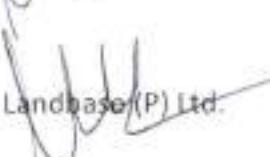
  
Pacham Realon Pvt. Ltd.

  
Utkrisht Real Estate Pvt. Ltd.

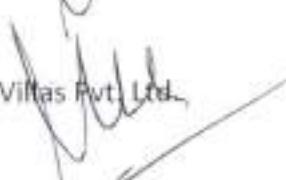
  
Natraj Coloniser (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildcon (P) Ltd.

  
Mangla Villas Pvt. Ltd.

यही संख्या 4 जिल्द संख्या 27 के पृष्ठ 213 से 238 तक क्रमांक 35 पर दिनांक 23/05/2018 को रजिस्ट्रीकृत किया गया।

### रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

गिंग  
पैन्द्र कुमार

शिवेन्द्र कुमार सिंह

इलाहाबाद

