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उत्तर प्रदेश UTTAR PRADESH

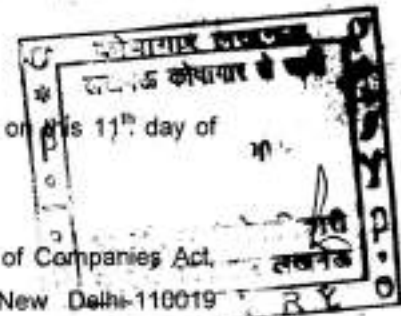
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CONSORTIUM AGREEMENT

This Consortium Agreement is made and executed at Lucknow on this 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 UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For Forever Housing & Properties

Authorised Signatory/Director

For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

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

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 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

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 [REDACTED] PRIVATE LIMITED

Auth. Signatory/Director

Auth. Signatory/Director

मान्डेय
एडवाकोट
राखनऊ

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 ADVAI 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.

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

Authorized Signatory

Atul Khanna

Sam

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 JDAAL PROPERTIES LIMITED

Auth. Signatory/Director

For ADVAY PROPERTIES 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 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

9.07.2009

Copy 2

Amritsar, Punjab

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 ADVAY PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For FUTURE ESTATE DEVELOPERS PRIVATE LIMITED

Auth. Sign./Director

For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

Shavut Pal

For OMAXE LIMITED

Authorised Signatory

For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For AGVITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For Interactive Buildtech Private Limited

Auth. Signatory/Director

For Sunlife Properties Private Limited

Auth. Signatory/Director

Authorised Signatory

AND

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 & 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 Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

Mukesh Goel

For SHINING HOME INFRASTRUCTURE PRIVATE LIMITED

Chp2

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 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

Emp 2

Atul Khanna

AND

Paradise on Earth Properties Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at D-51B-519, Gali No.1, Kali Kothi, Ratia 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 UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For PEPPL

Auth. Sign./Director

For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

Shant Red

Chirp

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

Signature

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 ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For Paradise on Earth Properties Pvt. Ltd.

Authorized Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

Shanvet Patel

For OMAXE LIMITED

Auth. 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

Shanvet Patel

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

For Forever Housing & 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

Bharat Pd

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

[Handwritten signature]

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

For ADVAY PROPERTIES

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. 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

For Sunlife Properties Private Limited
Auth. Signatory/Director

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 UPAR PROPERTIES PRIVATE LIMITED

Auth. Signatory

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory

For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory

For Shining Home Interactive Pvt. Ltd.

Auth. Signatory

Bhavat Pal

For OMAXE LIMITED

Authorised Signatory

For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For ADVANTA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For Interactive Buildtech Private Limited

Auth. Signatory/Director

For Sunlife Properties Private Limited

Auth. Signatory/Director

[Signature]

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

For Forever Housing & 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

Bharat Pal

For ONAXE LIMITED

Authorized Signatory

For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director

For AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

For AGVAITA 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 DIAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For DIAL PROPERTIES PRIVATE LIMITED

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

Shant Lal

Singh

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

Sun

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 UDAI PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For Paradise 95 Limited

For Paradise 95 Limited

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

Rajat Pal

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

[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 UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For ADVAIT PROPERTIES PRIVATE LIMITED

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

Bhavit Patel

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

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

Auth. Signatory/Director

For AMOD BUILDERS PRIVATE LIMITED

Auth. Sign./Director

For UDAL PROPERTIES PRIVATE LIMITED

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

For OMAXE LIMITED

Authorised Signatory

Bhagat Pal

[Signature]

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

Auth. Sign./Director

For Sunlife Properties Private Limited

For Paradise on Earth Properties Pvt. Ltd.

Authorized Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

Dr. Anil Patel

For

Signature

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

Signature

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 AMDD BUILDERS PRIVATE LIMITED
Auth. Sign./Director

For ADVAY PROPERTIES PRIVATE LIMITED
Auth. Sign./Director

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

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

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

For AMDD 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

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.

For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For Forester 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

Shamset Pal

For OMAXE LIMITED

Authorised Signatory

For AMGO 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

- 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

Authorized Signatory/Director

For Paradise on Earth Properties Pvt. Ltd

Authorized Signatory/Director

For Shining Home Lifestyle Pvt. Ltd.

Auth. Signatory/Director

Shant Pal

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

[Handwritten signature]

- 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 SDAL PROPERTIES PRIVATE LIMITED
Auth. Signatory/Director

For ADVAY PROPERTIES PRIVATE LIMITED
Auth. Signatory/Director

For ADVAY PROPERTIES PRIVATE LIMITED
Auth. Signatory/Director

For Advaita Properties Private Limited
Auth. Signatory/Director

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

Shikha Pvt. Ltd.

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

For Sunlife Properties Private Limited
Auth. Signatory/Director

धार्मिक विवेक

भागीदारी के प्रकार

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

निवासी 1/360, वास्तुखण्ड गोमती नगर, लखनऊ
अस्थापित पक्ष

वे ग्रह लेखपत्र इस कार्यालय दिनांक 11/8/2006 समय 5:40PM
को निम्नानुसार हेतु पेश किया।

100.00 20 120.00 1,000
फीस रजिस्ट्री बटुआ व प्रति मुद्रक योग शुद्ध लाभ

11/8



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

निम्नानुसार श्रेष्ठपत्र बाद सुनने व समझने धन्य

भागीदार

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

निवासी 1/360, वास्तुखण्ड गोमती नगर, लखनऊ

11/8



श्री/श्रीमती उदय प्रार्थीज

प्र. लि. डा. अधि. हस्ता. मुकेश गोयल
पुत्र/पुत्री श्री स्व. दयाराम गोयल
पेशा नौकरी

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

11/8



श्री/श्रीमती उदय प्रार्थीज

प्र. लि. डा. अधि. हस्ता. मुकेश गोयल
पुत्र/पुत्री श्री स्व. दयाराम गोयल
पेशा नौकरी

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



श्री/श्रीमती कान्हायन डा. एन्ड प्रार्थीज

प्र. लि. डा. अधि. हस्ता. मुकेश गोयल
पुत्र/पुत्री श्री स्व. दयाराम गोयल
पेशा नौकरी

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



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 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 Paradise on Earth Properties Pvt. Ltd.

Authorized Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

For Sunlife Properties Private Limited

Auth. Signatory/Director

Bhaskar Patel

For CHANDRA KUMAR

19/2
Authorized Signatory

Handwritten signature

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



श्री/श्रीमती शाहुनिंग होम इन्फेक्शनर
प्रा.सि.डा.अधि.हस्ता.मुकेश गोयल
पुत्र/पत्नी श्री स्व.दयाराम गोयल
पेशा नौकरी
निवासी म.नं.534/2,सेक्टर-9,इन्दिरा
नगर,लखनऊ



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



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



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



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



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



Validity

- 6.9 (i) Termination of consortium agreement: This Consortium Agreement shall be terminated upon the arrival of the first of the following events:
- Rejection of our proposal by the Government of Uttar Pradesh.
 - Upon Completion of the project.
- (ii) The consortium agreement shall be valid and enforceable till the completion of the Project.

For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For ADVAY PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For Forever Housing & Properties Pvt.,

Authorized Signatory/Director

For Paradise on Earth Properties Pvt. Ltd.

Authorized Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

Direct RL

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

19/2

Signature

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

श्री/श्रीमती भारत पाल
पुत्र/पत्नी श्री धरमपाल
पेशा नौकरी
निवासी ग्राम व पोस्ट मैन्डोली तह.होदल
जि.फरीदाबाद

वे निष्पादन स्वीकार किए।

जिनकी पहचान श्री हरीराम
पुत्र श्री स्व.गया प्रसाद
पेशा व्यापार

निवासी दुर्गावी,लखनऊ

व श्री के.एल.चान्देय

पुत्र श्री स्व.आर.एन.चान्देय

पेशा व्यापार

निवासी सी-1, गहमर कुंज चिनहट,लखनऊ

वे श्री।

प्रत्यक्षतः भद्र लक्ष्मियों के निशान अंगूठे निपमानुसार लिये गये हैं।



ओ.पी. सिंह
उप निबन्धक (द्वितीय)
लखनऊ
11/8/2008

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 ADVAY PROPERTIES

Auth. Sign.

For Forever Housing & Properties Pvt. Ltd

Authorized Signatory

For Paradise on Earth Properties Pvt. Ltd

Authorized Signatory

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director

Bharat Pal

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

भागीदार

Registration No 314

Year : 2006

Book No. 4

0101 ओमेश्वर लि. द्वारा अधि. हस्ता. बी. के. त्रिपाठी

जी. के. त्रिपाठी

1/360, कस्तुरी नगर, लखनऊ

नौकरी



0102 उदय प्रार्थीन प्रा. लि. द्वारा अधि. हस्ता. मुकेश गोयल

स्व. दयाराम गोयल

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

नौकरी



0103 अवध प्रार्थीन प्रा. लि. द्वारा अधि. हस्ता. मुकेश गोयल

स्व. दयाराम गोयल

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

नौकरी



0104 काशपुर हा. एन्ड प्रार्थीन प्रा. लि. द्वारा अधि. हस्ता. मुकेश गोयल

स्व. दयाराम गोयल

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

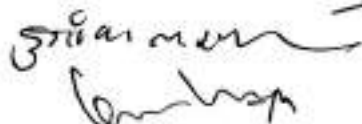
नौकरी



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 अंतिम भाग के सतर 3, 4 पूरी करी है।

WITNESSES:

1. धर्मपाल प्रसाद


2. K.L. Pandey
 C-1, Sakinagar
 Chhatrapati
 For UDAL PROPERTIES PRIVATE LIMITED

Auth. Signatory/Director

For UDAL PROPERTIES

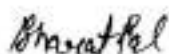


For Paradise on Earth Properties Pvt. Ltd.

Authorized Signatory/Director

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signatory/Director



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 Sanlife Properties Private Limited

Auth. Signatory/Director



भागीदार

Registration No 314

Year : 2006

Book No. 4

0106 ईशकाहुज आन अर्थ प्रापटीज प्रा.लि.डा.अधि.हस्ता.मुकेश गोयल

सब.दखाराम गोयल

म.नं.534/2,सेक्टर-9,इन्दिरा नगर,लखनऊ

नौकरी



0106 शाइनिंग होम इन्सफेक्चर प्रा.लि.डा.अधि.हस्ता.मुकेश गोयल

सब.दखाराम गोयल

म.नं.534/2,सेक्टर-9,इन्दिरा नगर,लखनऊ

नौकरी



0107 आनंद बिल्डर्स प्रा.लि.डा.अधि.हस्ता.अतुल खन्ना

सब.आर.सी.खन्ना

12,कारपोरेट फ्लैट महानगर लखनऊ

नौकरी



0108 अगस्त्या प्रापटीज प्रा.लि.डा.अधि.हस्ता.अतुल खन्ना

सब.आर.सी.खन्ना

12,कारपोरेट फ्लैट महानगर लखनऊ

नौकरी



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

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- V. K. Tripathi

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता का नाम व पता :-

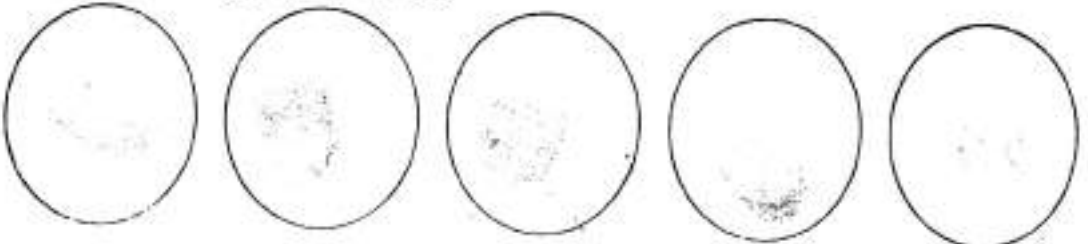
प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

Makesh Gae.

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता के हस्ताक्षर

भागीदार

Registration No 314

Year : 2006

Book No. 4

0109 अदविता प्रापटीज प्रा.सि.डा.अधि.हस्ता.अतुल खन्ना

स्व.आर.सी.खन्ना

12,कारपोरेश प्लैट महानगर लखनऊ

नौकरी



0110 इन्ट.बिल्डटेक प्रा.सि.डा.अधि.हस्ता.अतुल खन्ना

स्व.आर.सी.खन्ना

12,कारपोरेश प्लैट महानगर लखनऊ

नौकरी



0111 सनसाइप प्रापटीज प्रा.सि.डा.अधि.हस्ता.अतुल खन्ना

स्व.आर.सी.खन्ना

12,कारपोरेश प्लैट महानगर लखनऊ

नौकरी



0112 यशपाल

मिहिराज

ग्राम भवाना पो.अमरीली जि.फरीदाबाद

नौकरी



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

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- आहुल 28 नं०

बायें हाथ के अंगुलियों के चिन्ह :-



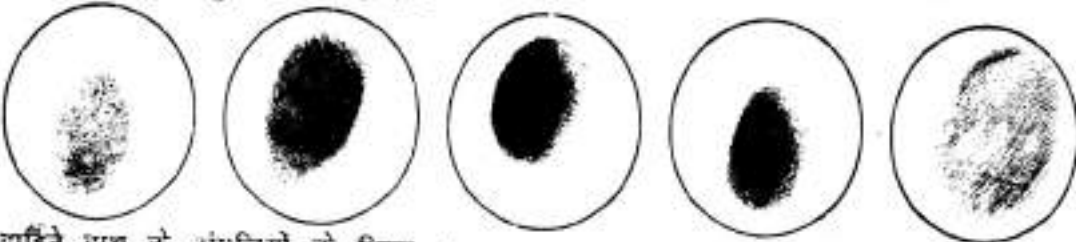
दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता का नाम व पता :- प्रशपाल पुष्प गिरिजा

प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता के हस्ताक्षर

भागीदार

Registration No. 314

Year : 2006

Book No. 4

0113 भास्कर पाल

परमपूज्य

ग्राम म पोस्ट मैन्डोली तह.होडल नि.फरीदाबाद
नौकरी



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

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- शारदपाल पुत्र धर्मशैल

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-

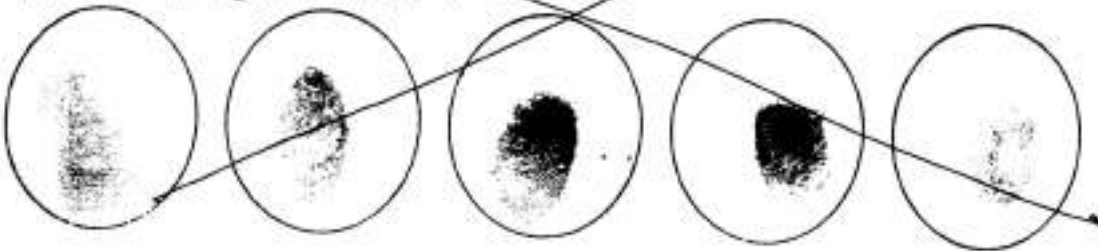


प्रस्तुतकर्ता/विक्रेता का नाम व पता :- शारदपाल
प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता के हस्ताक्षर