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सत्यमेव जयते

INDIA NON JUDICIAL

अरविन्द नायल
ए.सी.सी. कोड: UP14000504
संपर्क: +91 9818390870
वैर संख्या: 44 सदर तहसील गाजियाबाद

Government of Uttar Pradesh

e-Stamp

Certificate No.

IN-UP71409908958551T

Certificate Issued Date

17-Dec-2021 04:26 PM

Account Reference

NEWIMPACC (SV)/ up14000504/ GHAZIABAD/ UP-GZB

Unique Doc. Reference

SUBIN-UPUP1400050433118085908090T

Purchased by

PROGRESSIVE CONSTRUCTION

Description of Document

Article 46 Partnership

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

PROGRESSIVE CONSTRUCTION

Second Party

Not Applicable

Stamp Duty Paid By

PROGRESSIVE CONSTRUCTION

Stamp Duty Amount(Rs.)

1,000
(One Thousand only)

LOCKED BY

S.R.O. Ind
Ghaziabad

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For Progressive Construction



for United Residency Pvt. Ltd.



Director



QT 0004281291

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.shilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.



CONSORTIUM AGREEMENT

This Agreement is made here at Ghaziabad on this 17th day of December, 2021, between M/S **Progressive Construction**, office at 34, Navyug Market Ghaziabad acting through its duly authorized Partner **Mr. Nitin Tyagi** S/o Mr. Vinod Kumar Tyagi R/o 212, Noor Nagar, Sihani Ghaziabad authorized vide resolution dated **14-12-2021** hereinafter called the **Consortium Member One**.

AND

M/S **United Residency Pvt. Ltd.**, office at Pocket B-7, Plot No. 19-20, Sector-11, Rohini, Delhi-110085 acting through its Both the Director's Mr. **Mahesh Chand Sharma** S/o Mr. Babu Lal and Mr. Kunal Sharma S/o Mr. **Mahesh Chand Sharma** R/o 33/8, Shakti Nagar, Delhi-110007, hereinafter called the **Consortium Member 2**.

The expression of the terms Consortium Member and the Developers, whenever they occur in the body of this Agreement shall mean and include their respective heirs, executors, administrators and assign unless and until is repugnant to the context or meaning thereof.

AND Whereas the Consortium Member 2 is desirous of construction of Commercial Cum Hotel complex, according to the approved plan constructing on the lans as describe in phara No.10. nos. of Floor shaving total FAR, duly sanctioned/to be sanctioned as per its approved plans (Hereinafter referred to as '**Said Building**'), which proposed Developer may have to getit sanctioned from competent Authority i.e. Ghaziabad Development Authority, in this regard. However, Consortium Member 2 has also assured to Consortium Member 1/ Developer that the said project is free from all sorts of encumbrancesetc., and that the said project is self-acquired project. Pursuant to reciprocal assurances,parties have agreed for construction of said building as per the plan approved by the member No.2 and sanctioned by authority, on the land beneath the said project, on the terms and conditions that are set forth hereinafter.

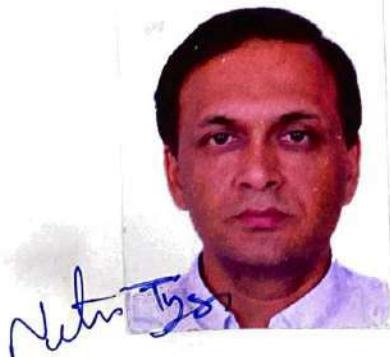
For Progressive Construction


Nitin Tyagi
Partner

For United Residency Pvt. Ltd.


Director





भागीदारी विलेख

बही सं: 4

रजिस्ट्रेशन सं: 5501

वर्ष: 2021

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 80 योग : 180

श्री प्रोगेसिव कन्स द्वारा पार्टनर नितिन त्यागी,
पुत्र श्री विनोद कुमार त्यागी
व्यवसाय : अन्य
निवासी: 212 नूरनगर गांवाद



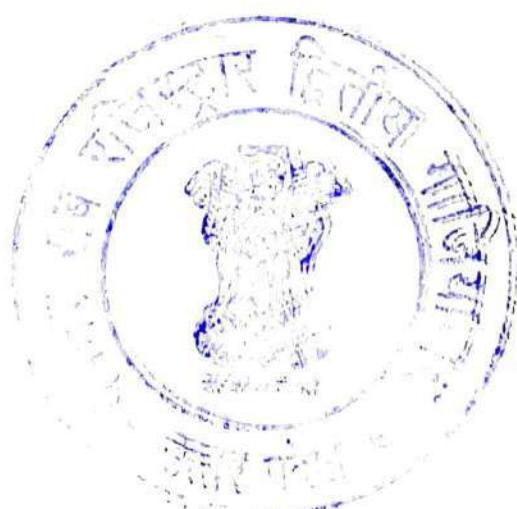
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निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा नविनकुमार एस०
उप निबंधक : सदर द्वितीय
गाजियाबाद
17/12/2021

निबंधक लिपिक

Form 10 Professional Constitution



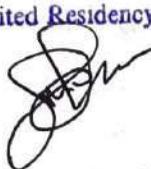
NOW THIS DEED WITNESSETH AS FOLLOWS :

1. That the Consortium Member 1/ Developers have agreed to pay a sum of Rs. 8,49,000/- (Rupees eight lakh forty nine thousand only) as security for due performance of the terms of this agreement and successful completion of the project. However, this security amount shall be refunded at the time of handing over of the possession of the Owners' share of completion of the building.
2. The Consortium Member 1/ Developer has agreed to undertake the construction on the said project strictly in accordance with the sanctioned building plans as mutually agreed upon between the Consortium Member 1/ Developers and the Consortium Member 2.
3. The Consortium Member 2 shall sign the necessary documents to enable the Consortium Member 1/ Developer to obtain all necessary permissions and sanctions as may be required and all cost related to the sanction of the building plan shall be borne.
4. That the Consortium Member 1 shall be authorize for the purpose of submitting the applications, requisitions to the various authorities for obtaining permission, approvals, sanctions, allotment of building or other materials and concerning other matters required statutorily to be done and required in connection with the construction and completion of the said building on the said project. However, the Consortium Member 1/ Developers undertake not to cause to be done any act deed or thing which may in any way cause misuse, contravene any rule, law or regulation or to misuse the powers which may be conferred upon the Consortium Member 1/ Developers by the Consortium Member 2 to construct super structure as stated herein above on the land beneath the said building as per the terms of present agreement. Consortium Member 2 shall be entitled to terminate the present agreement with immediate effect and upon termination, Consortium Member 1/ Developers shall be seized from exercising any right arising out of the present agreement and/or to claim the expenses incurred in development of the said building. Responsibility towards any amount received by Consortium Member 1/ Developers against the sale of any unit failing under the proposed allocation in the proposed building, shall be the sole responsibility of Consortium Member 1/ Developers to refund to its buyer. Consortium Member 2 shall be free to appoint any other developer to recommence the construction activity.

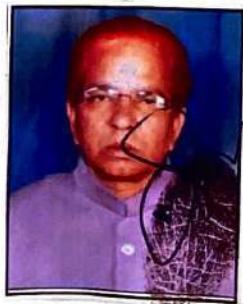
For Progressive Construction


Nutan Tyagi
Partner

For United Residency Pvt. Ltd.


Director





आवेदन सं: 202100739149506

बही सं: 4

रजिस्ट्रेशन सं: 5501

वर्ष: 2021

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

श्री प्रोगेसिव कन्स द्वारा पार्टनर नितिन त्यागी, पुत्र श्री विनोद कुमार
त्यागी

निवासी: 212 नूरनगर गांबाद

व्यवसाय: अन्य

भागीदार: 2

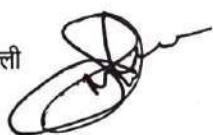


श्री यूनाइटेड रेसीडेन्सी प्रा० लि० द्वारा डायरेक्टर महेश चन्द शर्मा,
पुत्र श्री बाबू लाल

निवासी: 33/8 शक्ति नगर दिल्ली

व्यवसाय: अन्य

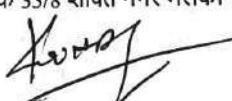
भागीदार: 3



श्री यूनाइटेड रेसीडेन्सी प्रा० लि० द्वारा डायरेक्टर कुनाल शर्मा, पुत्र
श्री महेश चन्द शर्मा

निवासी: नियर नागिया पार्क 33/8 शक्ति नगर मलका गंज दिल्ली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

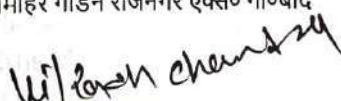
पहचानकर्ता: 1

श्री विकास चंद्र, पुत्र श्री अमृत लाल

निवासी: टी १/३०३ गुलमोहर गार्डन राजनगर एक्स० गांबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अंकित, पुत्र श्री महेश

निवासी: ७३ तह० काम्या० गांबाद

व्यवसाय: अन्य

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

For Post-Addressive Consideration



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

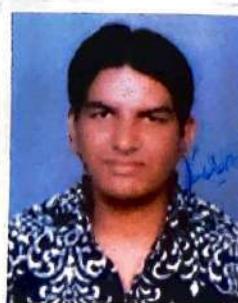
शर्मा नवीन कुमार एस०
उप निबंधक: सदर द्वितीय
गांजियाबाद

निबंधक लिपिक

5. That in the meantime, till such sanctions and permissions are forthcoming, the Consortium Member 1/ Developers shall have the suitable plans prepared for the proposed building at their cost and the concurrence of the Consortium Member 2 shall be obtained with regards to final submission of plans with regard to its specifications and design.
6. That the all costs of construction of the new building including cost of material, labour and the charges for time extension for construction from Ghaziabad Development Authority on above said plot and fee of the architect and others charges shall be borne and paid by the Consortium Member 1/ Developer. Consortium Member 1/ Developer shall not claim any such charges from the Consortium Member 2.
7. That the construction shall be that of specifications, detailed and described in Annexure 1 attached hereto. That the Consortium Member 1/ Developers shall utilise at least 95% of available F.A.R. available in respect of the project to be developed.
8. That the project/property tax or any other dues till the execution of this deed shall be payable by the Consortium Member 2 Any project tax payable thereafter shall be the liability of the Consortium Member 1/ Developer and shall be paid by the Consortium Member 1/ Developer till the building is ready in all respects and respective share as described hereinafter, is handed over to the Consortium Member 2.
9. That the Consortium Member 2 gives permission to the Consortium Member 1/ Developer to enter upon the said project with full right and authority to commence, carry on and complete development thereof, in accordance with the permission & terms herein mentioned. The said permissions to develop the project to the Consortium Member 1/ Developer, shall be non-transferrable and under no circumstance the Consortium Member 1/ Developer will assign his rights or authority, right and interest to any other party, except with the prior written consent of the Consortium Member 2. However, the Consortium Member 1/ Developer shall be entitled to enter into separate contracts in his own name with building contractor, architect and others for carrying out the development at his own risk and costs. Consortium Member 2 shall be entitled to inspect the building any time and in case of any observation/objection with regard to the quality or any other issue with regard to the construction, Consortium Member 1/ Developer shall be under obligation to immediately rectify the same without any protest.

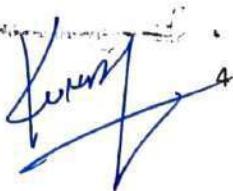
For Progressive Construction


Nitin Tyagi
Partner



For United Residency Pvt. Ltd.


Director


4



10. That the Commercial cum Hotel building proposed to be constructed by the Consortium Member 1/ Developer shall be divided between both the members as per ratio mentioned herein below:

- a) Consortium Member 2 (Share 55%) shall own and possess 55% of the entire FAR covered car parking, open car parking, open scooter parking in Land Measuring, comprising in Khasra No.1187 & 1188, situated within the revenue estate of village Noor Nagar, Pargana & tehsil Loni, District-Ghaziabad, U. P. hereinafter referred as Consortium Member 2.
- b) The Consortium Member 1/ Developer (Share 45%) of the balance FAR covered car parking, open car parking, open scooter parking in Land Measuring, comprising in Khasra No.1187 & 1188, situated within the revenue estate of village Noor Nagar, Pargana & Tehsil Loni, District-Ghaziabad, U. P., hereinafter referred as hereinafter referred as **Consortium Member 1/ Developer's Share of Allocation.**
- c) Consortium Member 2 shall be entitled to retain entire 100% share of FAR sanctioned in lieu of the area consumed under the road. Consortium Member 1/ Developer shall construct/develop the said increased FAR at its own cost to be sanctioned in lieu of land consumed in road. If there is any difference in cost of construction and value of shops as per the agreed rates, Consortium Member 2 shall make the said difference good towards Consortium Member 1/ Developer.
- d) No consortium members will have any ownership right over roof / terrace of the complex. However, the Consortium members will have co-existing usages right of the terrace / Roof pursuant to the completion of construction of building, in the same proportion in which they are entitled to share the construed area. It is well understood by the parties that the area of roof shall be primarily used for the common user facilities like AC duct etc. however, remaining portion shall be used by the parties as per the ratio mentioned supra. 55% Roof toward Jyoti Super Side shall be used by Consortium Member 2. Either party shall be restricted to create any third party interest with regard to the said area of roof.

For Progressive Construction


Nitin Jyoti
Partner

For United Residency Pvt. Ltd


Shailendra Singh
Director

- e) If the Consortium Member 1/ Developer fails to complete the project, it shall not be entitled to claim any right, title or interest over the project or any structure constructed thereon.
 - f) It is being made explicitly clear that any area other than the area mentioned hereinabove shall be the project of Consortium Member 2, and Consortium Member 1/ Developer shall not claim any right, title or interest therein.
11. Commercial area of the said building shall be developed at Upper Ground Floor and Lower Ground Floor. However, 45% area of Upper Ground Floor shall be with Consortium Member 1/ Developer and remaining shall belong to Consortium Member 2. Entire Lower Ground Floor shall remain with Consortium Member 2. Remaining portion of the said building shall also be divided in the manner that overall proportion of 45 : 55 ratio between Consortium Member 1/ Developer and Consortium Member 2 is arrived upon.
12. Consortium Member 1/ Developer shall not mortgage or create any third party interest over the said project or building, however, once the entire construction is complete and respective portions of the parties are handed over, parties shall be free to deal in respect of their allocated portions as per their comfort and desecration.
13. It is hereby specifically mentioned that subject to clause 16 below, the parties hereto at their sole responsibility, shall be free to sell transfer and/or mortgage, assign or part with the possession of their respective portions at their own risk and account without any objection from the other party and to receive, accept any consideration, booking money in regards to above project and to issue receipt of full or partial payment. Each party shall have rights to negotiate his respective portion with common facilities to any intending purchaser. The Consortium Member 2 hereby permits Consortium Member 1/ Developer to allow only to its prospective buyer(s) to create mortgage in favour of Financial institutions if the intending purchasers of **Consortium Member 1/ Developer's Share of Allocation** of the units desires to take loans or financial assistance to but the said unit. The units will be allocated / distributed between the parties with mutual consent. The Allocation once agreed between the Consortium Member 2 and Consortium Member 1/ Developer shall be final and cannot be changed without the written consent of both the parties in writing.
14. It is hereby specifically agreed that the after handing over of the possession of the said building, Consortium Member 2 shall be liable to pay following charges in respect of **Consortium Member 2's Share of Allocation** to the Consortium Member 1/ Developer:

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Nitin Jaiswal
Partner

For United Residency Pvt. Ltd

S. Shrivastava
Director

- Electrical meter charges
- Monthly maintenance on actual basis in proportion to the specific share of the Consortium Member 2/Owner.

Monthly maintenance charges shall be mutually discussed and agreed by both the parties in respect of the buyers / prospective buyers of the **Consortium Member 1/ Developer's Share of Allocation** as well as **Consortium Member 2's Share of Allocation**. Said charges shall be payable on actual basis.

15. The prospective buyers of **Consortium Member 2's Share of Allocation** shall pay all such charges as may be accrued on account of Electricity charges, Monthly Maintenance, Club Membership IFMS etc.

16. It is hereby specifically agreed that the Consortium Member 1/ Developer shall be free to accept booking and to receive, accept any consideration, booking money with regards to its allocation of shares and also to issue receipt of full or partial payment. However, rights to sell, transfer and/or mortgage, execute sale deed, assign or part thereof with the possession in respect of **Consortium Member 1/ Developer's Share of Allocation**, shall accrue only upon completion of construction of the said entire building and handing over of Consortium Member 2 allocation of share in favour of the Consortium Member 2. Said right shall be without any objection or separate consent from the Consortium Member 2. Pursuant to handing over of possession of its share, The Consortium Member 2 agrees to execute, sign and deliver the document, as and when required by the Consortium Member 1/ Developer for conveying **Consortium Member 1/ Developer's Share of Allocation** in favour of the intending purchaser or nominee of Consortium Member 1/ Developer as a confirming party. It is hereby specifically mentioned and agreed that the Consortium Member 2 shall not claim any consideration or remuneration for execution of the aforesaid documents. Further all the expenses whatsoever for the transfer of the **Consortium Member 1/ Developer's Share of Allocation** of the said project shall be borne and paid by the Consortium Member 1/ Developer/his nominee(s)/intending purchaser(s).

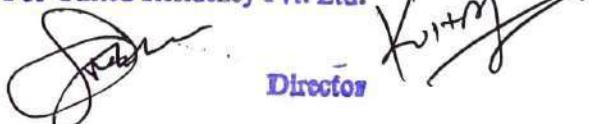
It is agreed between the parties that both the Consortium Members that their allocation of the Commercial premises shall not be used for any activity related to sale of Liquor, tobacco, non-vegetarian and/or Halal products, spa or any illegal activity and both the Consortium members will include a clause in their Agreements and Sale Deeds in favour of the intending purchasers to prohibit the sale of such products.

17. That the said building shall be completed and finished in all respects within **thirty-six (36) months** from the date of sanction/release of the map by Ghaziabad Development Authority and environment clearance, subject to force majeure and an additional grace period of **(6) Six months**. The Developer will submit the application for grant of Completion Certificate within the aforesaid period, subject

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Nitin Tyagi
Partner

For United Residency Pvt. Ltd.


Director

to force majeure. The Consortium Member 2's share of project will be handed over to them within 36 months and an additional 6 months grace period from the date of sanctioning of plans/handing over the vacant possession of the plot for development, except for reasons beyond Consortium Member 1/ Developer's control such as strikes, war, riots, pandemic, bans and natural calamities and due to any unforeseen circumstances like drastic changes in laws and hindrance caused by concerned authorities (GDA). It is clarified that the said building shall be deemed to be complete on completion of structure and finishing (except sanitary fittings and final coat of paint).

18. If the Consortium Member 1/ Developer fails to complete the said building and fails to deliver **Consortium Member 2's Share of Allocation** within stipulated period, then Consortium Member 1/ Developer shall be liable to give a sum of Rs. 5/- (Rupees Five) per sq. ft. of the incomplete portion of the **Consortium Member 2's Share of Allocation** per month to the Consortium Member / Owner as compensation penalty on monthly basis.
19. If upon handing over of possession, the Consortium Member 2 fails to refund the security Deposit, then Consortium Member 2 shall be liable to give an interest @ 9% p.a.
20. Consortium Member 2 or his nominee or nominees shall be entitled to visit the said building at any time to observe the progress of work. In case of any objection and/or suggestion of Consortium Member 2, it shall be duty of the Consortium Member 1/ Developer to rectify the same in accordance with the suggestions of the Consortium Member 2.
21. That the consortium Member 1/ Developer shall strictly abide by all building regulation and by-laws in tandem with the sanction building plan. However, in the eventuality of any violation of the same, Developer shall be under obligation to bear all cost and consequences.
22. The Consortium Member 1/ Developer has accepted to take the responsibility to undertake Maintenance activities of the entire complex till the Maintenance of the Complex is taken over by RWA/ Association of allottees, either directly or through its nominated maintenance agency, which shall be finalized in consultation with the Consortium Member 2. Consortium Member 2 shall also pay maintenance charges in respect of its portion of allocation, however, once any portion is sold, same shall be borne by the respective buyer. The profits accrued in maintenance activity, if any, shall be shared between the Consortium Members in the following ratio – Consortium Member 1/ Developer will be entitled to First 10% of the total collection towards Administrative Charges. Balance profits, if any, shall be distributed between the Consortium members in the ratio of their allocation of constructed area.

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Nutan Tyagi
Partner

For United Residency Pvt. Ltd.


Director

23. That this agreement shall not to be deemed to constitute a partnership between the Consortium Member 2 and the Consortium Member 1/ Developer or an agreement for sale of the project by the Consortium Member 2 to the Consortium Member 1/ Developer and shall not be deemed to bind the parties hereto except specifically recorded and mutually agreed herein. The Consortium Member 1/ Developer shall solely be liable and responsible for any liability in connection with the construction of in the land beneath the said building. The Consortium Member 1/ Developer shall be solely responsible from the date of commencement of construction till offer of possession or date of possession, whichever is earlier, for various expenses, taxes such as water charges, project tax, electric bills in respect of the said entire building.
24. Consortium Member 1/ Developer shall be under obligation to comply with all applicable and mandatory statutory compliances during the development and construction of said building. However, Consortium Member 1/ Developer shall fully indemnify, hold harmless and defend Consortium Member 2 against any claim due to such non-compliance.
25. Consortium Member 1/ Developer shall fully indemnify, hold harmless and defend Consortium Member 2 and its directors, officers, employees, agents, stockholders and Affiliates from and against all claims, demands, actions, suits, damages, liabilities, losses, settlements, judgments, costs and expenses (including but not limited to reasonable attorney's fees and costs), whether or not involving a third party claim due to accident or death, which arise out of or relate to any act or omission of the Consortium Member 1/ Developer during the construction of the said building.
26. In the event of any such mishappening, in the aforesaid construction project, the Consortium Member 1/ Developer shall be fully responsible for all the consequences of the same under the Workmen Compensation Act, payment of wages Act and other applicable labour laws, loss of damage to the life of any workmen or any other acts in force. If the Consortium Member 2 is ordered to attend a court or is requested/directed or his presence is required by any other authority in this connection, he will empower the Consortium Member 1/ Developers to attend the court/authority concerned on his behalf and the Consortium Member 1/ Developer agrees to compensate the Consortium Member 2 fully in case an adverse order is passed or any compensation is ordered to be paid by the Consortium Member 2 by any court, judicial authority or any other competent authority.
27. It is explicitly agreed and understood by the parties that any or all expenses since commencement of the construction till the handingover shall be borne by Consortium Member 1/ Developer by That all costs of stamping, engrossing and registration of this agreement and any other paper relating to this agreement shall be borne by the Consortium Member 1/ Developer.

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Nutan Tyagi
Partner

For United Residency Pvt. Ltd.


Director

28. That during the course of construction all building materials and equipment used or to be used shall remain at the Consortium Member 1/ Developer's risk and the Consortium Member 1/ Developer shall not be entitled to any compensation from the Consortium Member 2 for any damages, loss or destruction of such works or material or equipment arising from the any cause whatsoever.
29. Until the completion of building, any loss, damage or harm occurs to the adjoining properties, neighbors, the Consortium Member 1/ Developer shall be fully responsible for all the consequences.
30. That the Consortium Member 2 has declared and assured the Consortium Member 1/ Developer that project is free from all sorts of encumbrances, i.e., mortgage, charges, gifts, wills, exchanges, attachments, injunction notice at the time of execution of this agreement, and shall ensure to keep the respective portions in the building free from all sorts of encumbrances till registration of their respective portions.
31. That no change modification or alterations to this agreement shall be done without the written consent of the Consortium Member 2 and Consortium Member 1/ Developer. The parties hereto undertake not to contravene any of the terms of this agreement.
32. The said entire building shall be constructed with standard quality of material and specification so as to maintain parity in quality of construction and specifications of **Consortium Member 2's** portion with portion allocated for Developer.
33. That the Consortium Member 1/ Developer shall be responsible for any eventuality or consequences arising out of the structural and quality related defects. Consortium Member 1/ Developer shall take immediate appropriate remedial measures to rectify such defects or remove and re-erects such defective portion at the earliest. Failure in doing so shall entitle the Consortium Member 2 to get the same done and recover the same from Consortium Member 1/developer.
34. Upon handing over of possession, as and when house tax gets assessed the Consortium Member 2 and Consortium Member 1/ Developer undertake to pay in proportion to their respective share or specific to their portion at the rates applicable, either directly by themselves or though their buyers.
35. That the Consortium Member 2 shall provide a copy of all title documents of the project to the Consortium Member 1/ Developer at the time of execution of this development agreement if required, which shall probably be required only for the purpose of application for sanction of building plan. Consortium Member 1/ Developer shall not use the said document other than the purpose mentioned above. It shall be duty of Consortium Member 2 to ensure availability of original title documents before the authority as may be required by the Consortium

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Nitin Tyagi
Partner

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For United Residency Pvt. Ltd

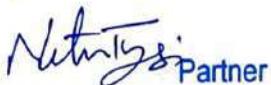

Director



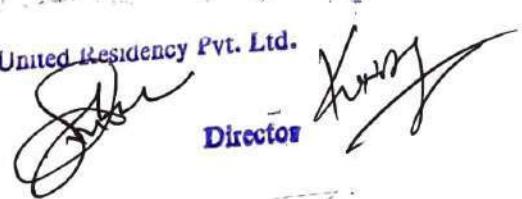
Member 1/ Developer for the purpose of sanction of building plan or for any other statutory permissions. Original title deed shall always remain with the Consortium Member 2 .

36. Any claim, dispute or difference relating to or arising out of this Agreement shall be referred to the arbitration, of a sole arbitrator. The arbitration shall be subject to the Arbitration and Conciliation Act, 1996 as may be amended from time to time. Parties shall appoint the Sole Arbitrator with mutual consultation or through court, and the arbitrator will conduct the Arbitration in accordance with its rules for conduct of Arbitration proceedings then in force and applicable to such proceedings. The seat and venue of arbitration shall be at Ghaziabad. The proceedings shall be undertaken in English. The arbitration award shall be final and binding on the parties.

For Progressive Construction


Nitin Tyagi
Partner

For United Residency Pvt. Ltd.


Director



Witkaam Chawla



Prashant

Off: 34, Navyug Market, Near BOB
Ghaziabad. 201001 (U.P.)
Ph: +91 9911252121

To whomsoever it may concern

Declaration for Authorized Signatory

We, Nitin Tyagi and Sachin Tyagi (Partners of "Progressive Construction") hereby solemnly authorize Mr. Nitin Tyagi (PARTNER) to act as Primary authorized signatory of our firm "Progressive Construction" for Power of attorney and Consortium agreement matters.

Mr. Nitin Tyagi (PARTNER) of "Progressive Construction" is authorized to sign all the necessary applications, undertakings and such other documents as may be necessary for above mentioned matters on behalf of firm.

All his actions in relation to this business will be binding on us.

1. Nitin Tyagi (Partner) ... *Nitin Tyagi*

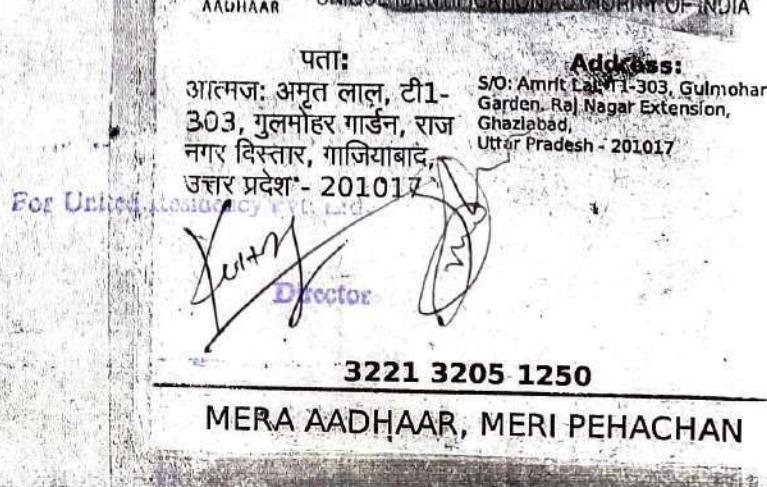
2. Sachin Tyagi (Partner) *Sachin Tyagi*

Date: 14.12.2021

For Progressive Construction

Place: Ghaziabad

Nitin Tyagi Partner



IN WITNESS WHEREOF, the parties hereto have set their respective hands on these presents on the date, month and year hereinabove first mentioned. In the presence of the following witnesses :

For Progressive Construction

CONSORTIUM MEMBER 1/ DEVELOPER

Nitin Bhatt
Partner

CONSORTIUM MEMBER 2

For United Residency Pvt. Ltd.

Director

WITNESSES

1. VIKASH CHANDRA
S/o AMRIT LAL
T-303, Gulmohar Garden
Ghaziabad

2. Mr. Ankit
S/o Mehta
R/o M/s Technil
Ghaziabad U.P

आवेदन सं०: 202100739149506

बही संख्या 4 जिल्द संख्या 1181 के पृष्ठ 113 से 140 तक क्रमांक 5501 पर
दिनांक 17/12/2021 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Nar

शर्मा नविनकुमार एस०
उप निबंधक : सदर द्वितीय
गाजियाबाद
17/12/2021

