








ahi	Khand	Pages	Date of Registration	Name & Address of Presenter	Newly Passport Size Photograph
2	3	4	5	6	7
				M/s. John Business Consultants Private Limited having principal place of business at Second Floor, Flat No. 201, A block Rohit Bhawan Sapru Marg Hazratganj, Lucknow U.P.-226001, PAN:AAECJ6167C through its Authorized Signatory Syed Mohd. Tauseef son of Nihal Akbar resident of 235/12, Victoria Street, Gali Shachhara, Chowk, Lucknow	 Mohd Tauseef
				HIM PROPERTIES & DEVELOPERS PRIVATE LIMITED through Director of KAMAL KRISHAN SAHU S/O MAIKU LAL SAHU (CIN: U45201UP2006PTC031286) Add:-340/35 KA Bhawani Ganj Khala Bazar, Chowk Lucknow Uttar Pradesh-226003	
				Authenticated Power of Attorney Holder Mr. Suneel Kumar son of Janki Prasad Resident of Deva Road, Plot No. 64, Him Estate Part No. 1, Naubasta Kala, Lucknow	
				Ikram Ali Rizvi S/o Ajhar Rizvi Address:541-12-R, Rifa Colony, Balaganj, Lucknow, U.P.-226017  Ikram	
				Saif Ali S/o Iqrar Ali Address:417/944, Nevasganj, Thakurganj, Lucknow  Saif	

(2)



*Mohd Tauseef*



*Babu*

Stamp duty: 1000/-

**BEFORE THE SUB REGISTRAR-I, LUCKNOW**

- 1- DATE OF PRESENTATION : 26-09-2025
- 2- DATE OF EXECUTION : 26-09-2025
- 3- Nature of document : CONSORTIUM AGREEMENT
- 4- Name and address of First Party :

**M/s. John Business Consultants Private Limited** firm constituted under provision of company Act, 1956 having principal place of business at Second Floor, Flat No. 201, A block Rohit Bhawan Sapru Marg Hazratganj, Lucknow U.P.-226001, PAN:AAECJ6167C through its Authorized Signatory Syed Mohd. Tauseef son of Nihal Akbar resident of 235/12, Victoria Street, Gali Shachhara, Chowk, Lucknow, PAN:AAECJ6167C (Aadhar No: 9165-9937-9239, Mo. 7897368769)

2. Name and address of Second Party: **HIM PROPERTIES & DEVELOPERS PRIVATE LIMITED** through Director of **KAMAL KRISHAN SAHU S/O MAIKU LAL SAHU** (CIN: U45201UP2006PTC031286) Add:-340/35 KA Bhawani Ganj Khala Bazar, Chowk Lucknow Uttar Pradesh-226003 PAN:AABCH7552E, Aadhar no. : 6660-6285-7542, Mob. 9415022062

**CONSORTIUM AGREEMENT**

This Consortium Agreement is made & executed at Lucknow on this 26th day of September 2025 by and between:

1. **M/s. John Business Consultants Private Limited** firm constituted under provision of company Act, 1956 having principal place of business at Second Floor, Flat No. 201, A block Rohit Bhawan Sapru Marg Hazratganj, Lucknow U.P.-226001, PAN:AAECJ6167C through its Authorized Signatory Syed Mohd. Tauseef son of Nihal Akbar resident of 235/12, Victoria Street, Gali Shachhara, Chowk, Lucknow, authorized vide letter dated 16.02.2024

John Business Consultants Pvt. Ltd.

*Mohd Tauseef*  
Authorized Signatory

For HIM Properties & Developers Pvt. Ltd.

*Babu*  
Director

**Stamp duty: 1000/-**

**BEFORE THE SUB REGISTRAR-I, LUCKNOW**

- 1- DATE OF PRESENTATION : 26-09-2025
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2. Name and address of Second Party: HIM PROPERTIES & DEVELOPERS PRIVATE LIMITED through Director of KAMAL KRISHAN SAHU S/O MAIKU LAL SAHU (CIN: U45201UP2006PTC031286) Add:-340/35 KA Bhawani Ganj Khala Bazar, Chowk Lucknow Uttar Pradesh-226003 PAN:AABCH7552E, Aadhar no. : 6660-6285-7542, Mob. 9415022062

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This Consortium Agreement is made & executed at Lucknow on this 26th day of September 2025 by and between:

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John Business Consultants Pvt. Ltd.  
  
 Authorised Signatory

For HIM Properties & Developers Pvt. Ltd.  
  
 Director

(3)

hereinafter referred to as "Developer/Lead Member" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns) of the FIRST PART.

AND

**2. HIM PROPERTIES & DEVELOPERS PRIVATE LIMITED (CIN : U45201UP2006PTC031286)** a Private Limited Company duly incorporated under the Company Act, 1956 having its registered office 340/35 KA Bhawani Ganj Khala Bazaar Chowk Lucknow Uttar Pradesh-226003 acting through its Director Mr. Kamal Krishan Sahu (Aadhar No. 6660-6285-7542 and PAN: AABCH7552E) through authenticated Power of Attorney Holder Mr. Suneel Kumar son of Janki Prasad Resident of Deva Road, Plot No. 64, Him Estate Part No. 1, Naubasta Kala, Lucknow. The said Attorney is duly Registered in the Office of Sub Registrar-Sadar-V, Lucknow vide Bahi No. 6, Jild No. 1, Page Nos. 249 to 256 at Sl.No. 1 registered on dated 27.01.2022, which is not revoked and valid till today.

**1. PURPOSE OF CONSORTIUM:-**

Whereas parties mentioned above entered into and executed this agreement for forming a consortium with the object of development of project land situated in Village- Banthra Sikandarpur Lucknow, into various plotting projects (into Phases or Otherwise) under the name & style of "HIM Golden City" ("said project");

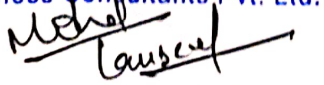
**2. DURATION:-**

This Agreement shall come into force and effect on as of the date of signing of this agreement by the Members. Unless otherwise terminated earlier, this agreement shall remain effective until the complete discharge of all obligations by the Members concerning the completion of the Project.

**3. COORDINATION AND SHAREHOLDING:-**

3.1. The Members hereby understand and agree that there shall be a "Lead Member" who shall be the point of contact for purpose of Project. It is hereby agreed by the Members that for the purpose of this agreement M/s. John Business Consultants Private Limited has been appointed as Lead Member. The Lead Member shall be specifically authorized by Members to make

John Business Consultants Pvt. Ltd.

  
Authorised Signatory

For HIM Properties & Developers Pvt. Ltd.

  
Director

(4)

representations and declarations on their behalf. However, every Member of the Consortium shall be individually responsible for discharging his obligation and jointly and severally liable for the successful completion of the entire Project.

3.2. For the purpose of this agreement, the Lead Member shall be the single point of contact for all Authorities/ Departments and shall have the overall responsibility of the management of the Project and shall have single point responsibility for ensuring that all Members of the Consortium are complying with the terms and conditions set out in this agreement.

3.3. All instructions/communications from the Authorities/ Departments to the Lead Member shall be deemed to have been duly provided to all the Members of the Consortium.

3.4. The Lead Member shall be responsible for the development and marketing of the said project in accordance with this consortium agreement. The sale consideration shall be distributed as per mutually agreed ratio, which all the parties have decided internally.

3.5. All the parties confirm that the ratio is amicably decided and adequate for the rights being provided to either party or the parties shall never challenge the correctness of the adequacy of their ratio at any time in the future. The lead member shall act as a private developer and it is clarified that no land has been transferred by this consortium agreement.

#### 4. RIGHTS AND OBLIGATIONS:-

4.1. The parties of this consortium shall sign and execute, without any fail, all necessary deeds, form, applications and other documents whenever required to deal with or to take approvals, permissions consent etc. from competent authority or any other authority for construction/development of the said project.

4.2. That during the term of development/construction, if any, problem or obstruction from any Govt. department(s) and/ or by any allottees/claimants is created, arose excluding the matters related to the title and possession of the said project land, and due to which if the construction is halted then it shall be the duty of all the parties to fulfill the conditions, comply with the compliances, remove the impediment or satisfy the claimants or allottees at their own cost and effort. The parties shall get such irritants or legal obstructions, impediments removed immediately without any delay so that the

John Business Consultants Pvt. Ltd.

*Madhav  
Lawseef*

Authorised Signatory

For HIM Properties & Developers Pvt. Ltd.

*Bahar*

Director

(5)

construction work would be resumed at the earliest and that delay will not be considered or calculated in the time duration for completion of the project.

4.3. All member shall have right to accept inquires/bookings of the units to be developed in the entire project. All the bookings made in the project shall be presumed as accepted & agreed by other consortium members also. The lead member shall be entitled to advertise this project by distributing pamphlets, brochures, publishing advertisements in newspapers, magazines and/or by putting sign boards, neon-sign or such other modes of advertisement as deemed fit, on the said land or at other places, in any manner and thus it shall be entitled to invite prospective buyers/customers to the site after registration of the said project under RERA.

4.4. That the lead member shall sign, execute, enter into, determine, negotiate, finalize, modify the terms and conditions of the booking/application form, allotment letter, and agreement with the buyer(s) in the project including deciding terms related to the consequences of delay, levy of interest, waiving off of interest, cancellation of booking, re-allotment of units upon cancellation etc. The other members will join the hands in agreements/deeds as when required under the law for successful execution of the transactions.

4.5. That all parties shall be jointly responsible for all the compliances related to Real Estate (Regulation and Development) Act 2016.

4.6. The Lead Member shall be responsible for transmission of any documents and information connected with Project to Consortium Members.

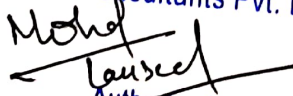
4.7. The representations and declarations made by the Lead Member shall be legally binding on all consortium members of this agreement.

4.8. Each Member shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this agreement.

#### **5. RESPONSIBILITIES TOWARDS EACH OTHER:-**

5.1. Each Member undertakes to promptly notify each Member about any significant delay in fulfillment of milestones in relation to the Project; and/or any relevant communications as receives from third parties in relation to the Project.

John Business Consultants Pvt. Ltd.

  
Authorised Signatory

For HIM Properties & Developers Pvt. Ltd.

  
Director

(6)

5.2. Each Member shall act in good faith and use reasonable efforts to ensure time-bound compliance of their obligations under this agreement and promptly act to correct any error therein as soon as it came into the knowledge.

5.3. Each Member shall share with and disclose information to other Members including confidential information and documents as may be necessary for the Project. The Members hereby understand and agree that the information shall be used solely for the purpose of the Project and not for its own use or for any third-party benefit. That all parties shall be jointly responsible for successful completion and handover of the project.

## **6. LIABILITIES**

6.1. The Members hereby understand and agree that each Member shall be Jointly liable for any default with regard to the deliverables of his part under the terms and conditions of this agreement. All the members shall be jointly responsible for timely delivery of the possession to the home buyers.

6.2. That every consortium member has assured that said project land is free from all encumbrances, injunctions, gifts, liens, attachment, liabilities, tenancies, unauthorized occupation, claims and litigations, whatever. That the other consortium members further agree and undertakes to keep the said project land free from all encumbrances, injunctions, charges, gifts, liens, attachments, liabilities, tenancies unauthorized occupations, claims and litigation and shall keep thereof absolutely free and saleable at all time hereof.

6.3. Subject always to such other undertakings and warranties as are provided for in this agreement, All Members shall be jointly liable for any loss, damage or injury to third parties resulting from it carrying out its parts of the Project and from its use of knowledge and/or knowhow.

6.4. That the income tax liability shall be shared and borne by the parties hereto in proportion to their share on sharing ratio, if any.

## **7. REPRESENTATION AND WARRANTIES**

The Members hereby represent and warrant that:

John Business Consultants Pvt. Ltd.

*Mohal*  
*Toussed*  
Authorised Signatory

For HIM Properties & Developers Pvt. Ltd.

*Babu*  
Director



आवेदन सं०: 202501041049376

भागीदारी विलेख

बही सं०: 4

रजिस्ट्रेशन सं०: 205

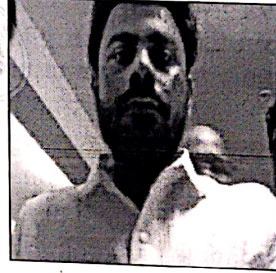
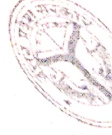
वर्ष: 2025

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

श्री M/s. John Business Consultants Private Limited द्वारा  
सेय्यद मोहम्मद तौसीफ अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री निहाल अकबर  
व्यवसाय : अन्य

निवासी: सेक्रेण्ड फ्लोर, फ्लैट नं०-201, ए ब्लॉक, रोहित भवन, सप्रू मार्ग, हजरतगंज, लखनऊ

Mohd  
Lauseef



श्री, M/s. John Business Consultants Private  
Limited द्वारा

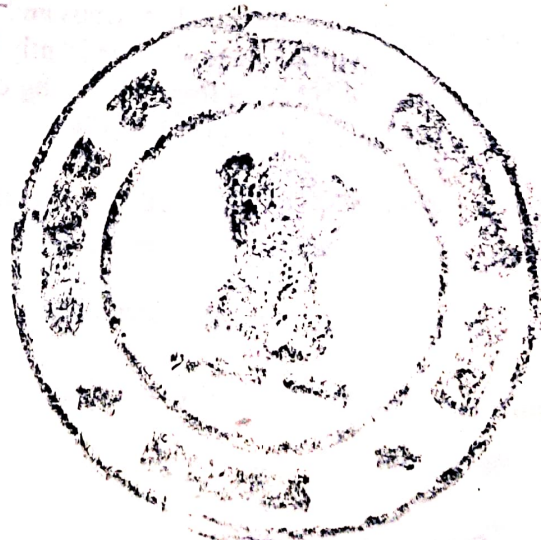
सेय्यद मोहम्मद तौसीफ अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 26/09/2025 एवं

04:17:07 PM बजे

निबंधन हेतु पेश किया।

स्टाम्प एवं रजिस्ट्रेशन विभाग, लखनऊ प्रदेश



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*(Signature)*

ज्ञानेन्द्र कुमार श्रीवास्तव प्रभारी

उप निबंधक :सरोजनीनगर

लखनऊ

26/09/2025

निबंधक लिपिक

26/09/2025

(7)

7.1. They are duly organized and validly existing under the prevailing laws of India and have full power and authority to enter into this agreement and to perform their obligations under this agreement.

7.2. This agreement constitutes a valid and binding obligation of the Members, enforceable against them in accordance with the terms hereof, and the execution, delivery and performance of this agreement and all instruments or agreements required hereunder do not contravene, violate or constitute a default of or require any consent or notice under any provision of any agreement or other instrument to which the Member is a party and by which the Members are or may be bound.

7.3. Each of the representations and warranties shall be construed as a separate representation, warranty, covenant or undertaking, as the case may be, and shall not be limited by the terms of any other representation or warranty or by any other term of this agreement.

7.4. The Members have read, understood and agreed with terms and conditions of this agreement.

## 8. NOTICES

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

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

## 9. ARBITRATION

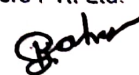
9.1. Any and all disputes or differences between the Members arising out of or in connection with this agreement or its performance shall, so far as it is possible, be settled amicably through consultation between the Members.

9.2. Any dispute arising in connection with this agreement which cannot be resolved by the Members in accordance with the terms of this agreement shall

John Business Consultants Pvt. Ltd.

  
  
Authorised Signatory

For HIM Properties & Developers Pvt. Ltd.

  
Director



श्री सैफ अली, पुत्र श्री इकरार अली

निवासी: 417/944, नेवसगंज, ठाकुरगंज, चौक, लखनऊ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ज्ञानेन्द्र कुमार श्रीवास्तव प्रभारी

उप निबंधक : सरोजनीनगर

लखनऊ

26/09/2025

ने की। प्रत्यक्षतःभद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है।

टिप्पणी :प्रतिफल के प्राप्ति की विक्रेता द्वारा लेखपत्र में अंकित विवरण अनुसार पुष्टि की गई।

निबंधक लिपिक लखनऊ

26/09/2025



रजिस्ट्रार एवं सहायक रजिस्ट्रार, लखनऊ, उत्तर प्रदेश

be settled by arbitration in accordance with Arbitration and Conciliation Act, 1996. The Members agree to comply with the awards resulting from arbitration.

### 10. FORCE MAJEURE

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

### 11. TERMINATION OF AGREEMENT

This consortium agreement shall be valid and enforceable till the completion of the project.

### 12. MISCELLANEOUS

12.1. This agreement supersedes all prior discussions and agreements (whether oral or written, including all correspondence) if any, between Members with respect to subject matter of this agreement.

12.2. Any provisions of this agreement, which are invalid or unenforceable, shall be ineffective to extent of such invalidity or unenforceability, without affecting in any way the remaining provisions hereof.

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

IN WITNESS WHEREOF The parties aforesaid have executed this Consortium agreement on the date and year mentioned above and have caused this consortium agreement to be signed on their manner in the manner set out below.

1. Common Seal of M/s. John Business Consultants Private Limited has been affixed in my presence.

Signature.....*Mohd Tauseef*.....

Name. *Syed Mohd Tauseef*.....

For and on behalf of Lead Member:



John Business Consultants Pvt. Ltd.

*Mohd Tauseef*  
Authorised Signatory

For HIM Properties & Developers Pvt. Ltd.

*Bahar*  
Director



आवेदन सं०: 202501041049376

बही सं०: 4

रजिस्ट्रेशन सं०: 205

वर्ष: 2025

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

भागीदार: 1

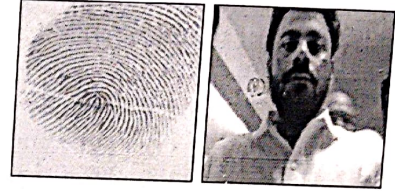
श्री M/s. John Business Consultants Private Limited के द्वारा सैय्यद मोहम्मद तौसीफ, M/S. JOHN BUSINESS CONSULTANTS PRIVATE LIMITED

पुत्र श्री निहाल अकबर

निवासी: सेकेण्ड फ्लोर, प्लेट नं०-201, ए ब्लॉक, रोहित भवन, संप्रू मार्ग, हजरतगंज, लखनऊ

व्यवसाय: अन्य

भागीदार: 2



श्री HIM PROPERTIES & DEVELOPERS PRIVATE LIMITED द्वारा निदेशक कमल कृष्ण साहू के द्वारा

सुनील कुमार, HIM PROPERTIES & DEVELOPERS PRIVATE LIMITED

पुत्र श्री जानकी प्रसाद

निवासी: 340/35क, भवानीगंज, खाला बाजार, चौक, लखनऊ, उ०प्र०

व्यवसाय: अन्य

निष्पादन स्वीकार किया। जितकी पहचान

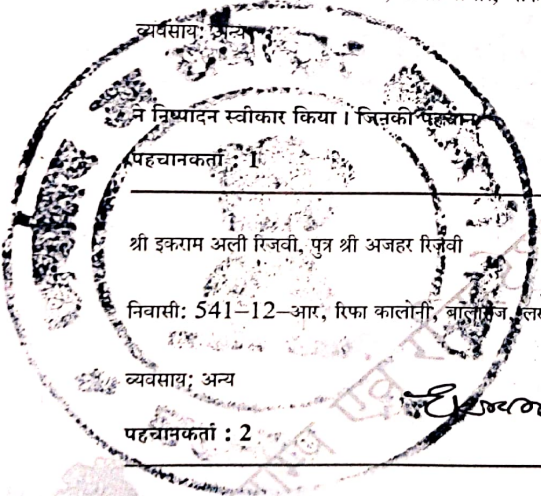
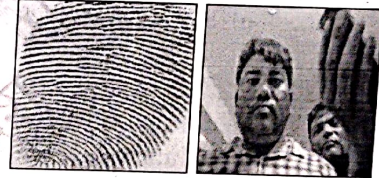
पहचानकर्ता: 1

श्री इकराम अली रिजवी, पुत्र श्री अजहर रिजवी

निवासी: 541-12-आर, रिफा कालोनी, बालागंज, लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2



उत्तर प्रदेश न्यायिक विभाग, उत्तर प्रदेश

2. Common Seal of HIM PROPERTIES & DEVELOPERS PRIVATE LIMITED has been affixed in my presence.

Signature. *[Handwritten Signature]*.....

Name..... *[Handwritten Name]*.....

**WITNESSES :**



1. Signature... *[Handwritten Signature]*

Name: Ikram Ali Rizvi  
S/o Ajhar Rizvi  
Address: 541-12-R, Rifa Colony,  
Balaganj, Lucknow, U.P.-226017  
Mob. 8090054576



2. Signature..... *[Handwritten Signature]*.....

Name : Saif Ali  
S/o Iqrar Ali  
Address: 417/944, Nevasganj,  
Thakurganj, Lucknow  
Mob. 8896359085



Typed by

*[Handwritten Signature]*

(Sonu Balaji)  
Collectorate, Lucknow

Drafted by

*[Handwritten Signature]*

(J.P. Tiwari)  
Advocate  
Collectorate, Lucknow  
Mob. 8960384225



आवेदन सं०: 202501041049376

बही संख्या 4 जिल्द संख्या 171 के पृष्ठ 387 से 404 तक क्रमांक 205 पर दिनांक  
26/09/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ज्ञानेन्द्र कुमार श्रीवास्तव प्रभारी

उप निबंधक : सरोजनीनगर

लखनऊ

26/09/2025

