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उत्तर प्रदेश UTTAR PRADESH



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22 NOV 2024

-1-

CONSORTIUM AGREEMENT

This Agreement is made and executed at Lucknow on this 9th day of May of 2024.

AMONGST

For Eldeco Housing and Industries Limited



Mohit
Authorised Signatory

For Gerv Constructions Private Limited



Mohit
Director/ Authorised Signatory

For Carnation Realtors Private Limited



Mohit
Director/ Authorised Signatory

Facility Constructions Private Limited



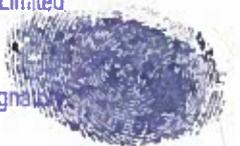
Mohit
Director/ Authorised Signatory

Khwahish Constructions Pvt. Ltd.



Mohit
Director/ Authorised Signatory

For Ascendancy Constructions Private Limited



Mohit
Director/ Authorised Signatory

रामनरीखा



1530

कम राशियाँ

स्टाम्प की तिथि 09/05/2024

स्टाम्प का प्रयोजन
कोटा का भाग व पूरा पता सुविनो एडमिंग एंड इन्फोर्मेजिज लि०

स्टाम्प की धनराशि 1000/-

संभल धन तिवासी

ला० नं०:- 253, ब्रह्मनगर

लाईसेन्स की अवधि 31-3-2023 तक

कोटा का रजाम, कलेक्ट्रेट, लखनऊ



विभागाध्यक्ष

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT THE BOARD MEETING HELD ON FRIDAY, THE 9TH DAY OF FEBRUARY, 2024 AT 1.00 P.M. AT 201-212, SPLENDOR FORUM, 2ND FLOOR, JASOLA DISTRICT CENTRE, NEW DELHI-110025

CONSORTIUM AGREEMENT

"RESOLVED THAT the consent of the Board be and is hereby accorded to the Company that Eldeco Housing and Industries Limited shall act as a lead member in the Consortium Agreement to be executed amongst Carnation Realtors Private Limited, Khwahish Constructions Private Limited, Garv Constructions Private Limited, Ascendancy Constructions Private Limited and Facility Constructions Private Limited, wholly owned subsidiaries of the Company and others to form a Consortium for the development of a Township/Residential project at Village- Khujauli and Dharamgad Khera, Pargana & Tehsil- Mohanlalganj, New Jail Road, Lucknow, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi, Chief Operating Officer, Mr. Siddharth Sinha, General Manager (Sales & BD), Mr. Mohit Bhatia, DGM (Mktg. & CC) and Mr. Ashish Singh, Deputy Manager (Land Acq.) be and are hereby severally authorized to sign, execute and register the Consortium Agreement and other related documents on behalf of the Company and also to modify/ amend/ alter the above said document(s) so signed and/or executed and fulfill other requirements or directions as may occur in respect of giving effect to the said Consortium Agreement and to do such other acts, deeds and things as may be required in this regard."

For Eldeco Housing and Industries Limited
For Eldeco Housing & Industries Limited


Company Secretary

Chandni Vij
Company Secretary
Mem. No.: A46897

Date: 09.05.2024

Eldeco Housing & Industries Ltd.



GARV CONSTRUCTIONS PRIVATE LIMITED

Regd. Off: 2nd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF GARV CONSTRUCTIONS PRIVATE LIMITED ON MONDAY THE 28TH DAY OF AUGUST, 2024 AT 12.00 P.M. AT 2ND FLOOR, ELDECO CORPORATE CHAMBER-I, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW-226010

ACQUISITION OF LAND

"RESOLVED THAT the consent of the Board be and is hereby accorded to purchase a land situated at Village- Khujauli and Dharamgad Khera, Pargana & Tehsil- Mohanlalganj, New Jail Road, Lucknow, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi, S/o Mr. Govind Ram Jaggi R/o HIG-14, Sector-E, Aliganj, Lucknow- 226024, Mr. Siddharth Sinha S/o Mr. Surya Kumar Sinha R/o 17/302, New Malhar, Sahara States, Jankipuram, Lucknow-226021, Mr. Mohit Bhatia S/o Mr. Ved Prakash Bhatia R/o 610/P376, Keshav Nagar, Sitapur Road, Lucknow-226020 and Mr. Ashish Singh S/o Mr. Haribansh Narayan Singh R/o 116, Narayanpur, Sultanpur, be and are hereby jointly or severally authorized on behalf of the Company to sign, execute and register the Purchase/ Conveyance Deeds/ Agreements and other related documents, in respect of acquisition of land situated at Village- Khujauli and Dharamgad Khera, Pargana & Tehsil- Mohanlalganj, New Jail Road, Lucknow, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi, Mr. Siddharth Sinha, Mr. Mohit Bhatia and Mr. Ashish Singh, be and are hereby jointly or severally authorized on behalf of the Company to present the Purchase/ Conveyance Deeds/ Agreements and other related documents for registration before the concerned registrar/ sub-registrar and to admit the same for and on behalf of the company and are also authorized to take the delivery of the Purchase/ Conveyance Deeds/ Agreements and other related documents from the office of the concerned registrar/ sub-registrar after its due registration in respect of aforesaid land.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard."

For Garv Constructions Private Limited

For Garv Constructions Private Limited



Director/ Authorized Signatory

Anmol Kumar

Director

DIN: 07458772

CARNATION REALTORS PRIVATE LIMITED

Regd. Off: 2nd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF CARNATION REALTORS PRIVATE LIMITED ON MONDAY THE 28TH DAY OF AUGUST, 2023 AT 11.00 A.M. AT 2ND FLOOR, ELDECO CORPORATE CHAMBER-I, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW-226010

ACQUISITION OF LAND

"RESOLVED THAT the consent of the Board be and is hereby accorded to purchase a land situated at Village- Khujauli and Dharamgad Khera, Pargana & Tehsil- Mohanlalganj, New Jail Road, Lucknow, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi, S/o Mr. Govind Ram Jaggi R/o HIG-14, Sector-E, Aliganj, Lucknow- 226024, Mr. Siddharth Sinha S/o Mr. Surya Kumar Sinha R/o 17/302, New Malhar, Sahara States, Jankipuram, Lucknow-226021, Mr. Mohit Bhatia S/o Mr. Ved Prakash Bhatia R/o 610/P376, Keshav Nagar, Sitapur Road, Lucknow-226020 and Mr. Ashish Singh S/o Mr. Haribansh Narayan Singh R/o 116, Narayanpur, Sultanpur, be and are hereby jointly or severally authorized on behalf of the Company to sign, execute and register the Purchase/ Conveyance Deeds/ Agreements and other related documents, in respect of acquisition of land situated at Village- Khujauli and Dharamgad Khera, Pargana & Tehsil- Mohanlalganj, New Jail Road, Lucknow, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi, Mr. Siddharth Sinha, Mr. Mohit Bhatia and Mr. Ashish Singh, be and are hereby jointly or severally authorized on behalf of the Company to present the Purchase/ Conveyance Deeds/ Agreements and other related documents for registration before the concerned registrar/ sub-registrar and to admit the same for and on behalf of the company and are also authorized to take the delivery of the Purchase/ Conveyance Deeds/ Agreements and other related documents from the office of the concerned registrar/ sub-registrar after its due registration in respect of aforesaid land.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard."

For Carnation Realtors Private Limited

For Carnation Realtors Private Limited


Ijharul Haq Siddiqui
Director
DIN: 07461561

FACILITY CONSTRUCTIONS PRIVATE LIMITED

Regd. Off: 2nd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF FACILITY CONSTRUCTIONS PRIVATE LIMITED ON MONDAY THE 28TH DAY OF AUGUST, 2023 AT 12.00 P.M. AT 2ND FLOOR, ELDECO CORPORATE CHAMBER-I, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW-226010

ACQUISITION OF LAND

"RESOLVED THAT the consent of the Board be and is hereby accorded to purchase a land situated at Village- Khujauli and Dharamgad Khera, Pargana & Tehsil- Mohanlalganj, New Jail Road, Lucknow, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi, S/o Mr. Govind Ram Jaggi R/o HIG-14, Sector-E, Aliganj, Lucknow- 226024, Mr. Siddharth Sinha S/o Mr. Surya Kumar Sinha R/o 17/302, New Malhar, Sahara States, Jankipuram, Lucknow-226021, Mr. Mohit Bhatia S/o Mr. Ved Prakash Bhatia R/o 610/P376, Keshav Nagar, Sitapur Road, Lucknow-226020 and Mr. Ashish Singh S/o Mr. Haribansh Narayan Singh R/o 116, Narayanpur, Sultanpur, be and are hereby jointly or severally authorized on behalf of the Company to sign, execute and register the Purchase/ Conveyance Deeds/ Agreements and other related documents, in respect of acquisition of land situated at Village- Khujauli and Dharamgad Khera, Pargana & Tehsil- Mohanlalganj, New Jail Road, Lucknow, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi, Mr. Siddharth Sinha, Mr. Mohit Bhatia and Mr. Ashish Singh, be and are hereby jointly or severally authorized on behalf of the Company to present the Purchase/ Conveyance Deeds/ Agreements and other related documents for registration before the concerned registrar/ sub-registrar and to admit the same for and on behalf of the company and are also authorized to take the delivery of the Purchase/ Conveyance Deeds/ Agreements and other related documents from the office of the concerned registrar/ sub-registrar after its due registration in respect of aforesaid land.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard."

For Facility Constructions Private Limited

Facility Constructions Private Limited



Director/ Authorised Signatory

Ghanshyam Mishra

Director

DIN: 08423888

Corporate Identity Number (CIN) – U45400UP2008PTC035097

T: 0522- 4039999 F: 0522- 4039900 E: eldeco@eldecohousing.co.in



KHWAHISH CONSTRUCTIONS PRIVATE LIMITED

Regd. Off: 2nd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF KHWAHISH CONSTRUCTIONS PRIVATE LIMITED ON MONDAY THE 28TH DAY OF AUGUST, 2023 AT 01.00 P.M. AT 2ND FLOOR, ELDECO CORPORATE CHAMBER-I, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW-226010

ACQUISITION OF LAND

"RESOLVED THAT the consent of the Board be and is hereby accorded to purchase a land situated at Village- Khujauli and Dharamgad Khera, Pargana & Tehsil- Mohanlalganj, New Jail Road, Lucknow, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi, S/o Mr. Govind Ram Jaggi R/o HIG-14, Sector-E, Aliganj, Lucknow- 226024, Mr. Siddharth Sinha S/o Mr. Surya Kumar Sinha R/o 17/302, New Malhar, Sahara States, Jankipuram, Lucknow-226021, Mr. Mohit Bhatia S/o Mr. Ved Prakash Bhatia R/o 610/P376, Keshav Nagar, Sitapur Road, Lucknow-226020 and Mr. Ashish Singh S/o Mr. Haribansh Narayan Singh R/o 116, Narayanpur, Sultanpur, be and are hereby jointly or severally authorized on behalf of the Company to sign, execute and register the Purchase/ Conveyance Deeds/ Agreements and other related documents, in respect of acquisition of land situated at Village- Khujauli and Dharamgad Khera, Pargana & Tehsil- Mohanlalganj, New Jail Road, Lucknow, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi, Mr. Siddharth Sinha, Mr. Mohit Bhatia and Mr. Ashish Singh, be and are hereby jointly or severally authorized on behalf of the Company to present the Purchase/ Conveyance Deeds/ Agreements and other related documents for registration before the concerned registrar/ sub-registrar and to admit the same for and on behalf of the company and are also authorized to take the delivery of the Purchase/ Conveyance Deeds/ Agreements and other related documents from the office of the concerned registrar/ sub-registrar after its due registration in respect of aforesaid land.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard."

For Khwahish Constructions Private Limited

Khwahish Constructions Private Limited


Director/ Authorised Signatory

Ghanshyam Mishra

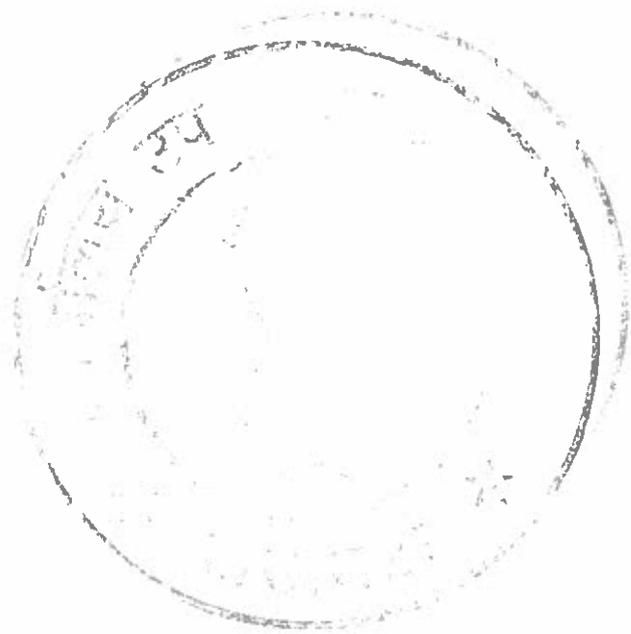
Director

DIN: 08423888

Corporate Identity Number (CIN) – U45400UP2008PTC035099

T: 0522- 4039999 F: 0522- 4039900 E: eldeco@eldecohousing.co.in

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ASCENDANCY CONSTRUCTIONS PRIVATE LIMITED

Regd. Off.: 2nd Floor, Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF ASCENDANCY CONSTRUCTIONS PRIVATE LIMITED ON THURSDAY THE 27TH DAY OF JULY, 2023 AT 10.00 A.M. AT 2ND FLOOR, ELDECO CORPORATE CHAMBER-I, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW-226010

ACQUISITION OF LAND

"RESOLVED THAT the consent of the Board be and is hereby accorded to purchase a land situated at Village- Khujauli and Dharamgad Khera, Pargana & Tehsil- Mohanlalganj, New Jail Road, Lucknow, Uttar Pradesh.

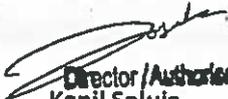
RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi, S/o Mr. Govind Ram Jaggi R/o HIG-14, Sector-E, Aliganj, Lucknow- 226024, Mr. Siddharth Sinha S/o Mr. Surya Kumar Sinha R/o 17/302, New Malhar, Sahara States, Jankipuram, Lucknow-226021, Mr. Mohit Bhatia S/o Mr. Ved Prakash Bhatia R/o 610/P376, Keshav Nagar, Sitapur Road, Lucknow-226020 and Mr. Ashish Singh S/o Mr. Haribansh Narayan Singh R/o 116, Narayanpur, Sultanpur, be and are hereby jointly or severally authorized on behalf of the Company to sign, execute and register the Purchase/ Conveyance Deeds/ Agreements and other related documents, in respect of acquisition of land situated at Village- Khujauli and Dharamgad Khera, Pargana & Tehsil- Mohanlalganj, New Jail Road, Lucknow, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi, Mr. Siddharth Sinha, Mr. Mohit Bhatia and Mr. Ashish Singh, be and are hereby jointly or severally authorized on behalf of the Company to present the Purchase/ Conveyance Deeds/ Agreements and other related documents for registration before the concerned registrar/ sub-registrar and to admit the same for and on behalf of the company and are also authorized to take the delivery of the Purchase/ Conveyance Deeds/ Agreements and other related documents from the office of the concerned registrar/ sub-registrar after its due registration in respect of aforesaid land.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard."

For Ascendancy Constructions Private Limited

For Ascendancy Constructions Private Limited



Director / Authorized Signatory
Kapil Saluja

Director

DIN: 09652357

10





राष्ट्रीय विशिष्ट पहचान अधिकरण
Unique Identification Authority of India

पता: S/O: राम गोपाल, सरैया
चंद्रावल, चंद्रावला संखण्ड, चंद्रावल,
उत्तर प्रदेश, 226002

Address: S/O: Ram Gopal Saraya
Chandawal, Chandawal, Lucknow,
Chandawal, Uttar Pradesh, 226002

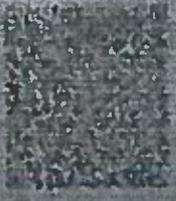
5875 4284 1545



भारत सरकार
GOVERNMENT OF INDIA



राम नरेश
Ram Narash
जन्म तिथि/DOB: 04/11/1982
पुरुब/AMH



5875 4284 1545

आधार - आम आदमी का अधिकार

रामनरेश




भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0653/47755/05974

To
मोहित भाटिया
Mohit Bhatia
S/O Ved Prakash Bhatia
111A/311
ASHOK NAGAR
KANPUR
Kanpur Nagar Uttar Pradesh - 208012
9451425165

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :
7297 3796 1834
VID : 9119 0234 6454 2153
मेरा आधार, मेरी पहचान




सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन अधिधिकरण से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify Identity using Secure QR Code/Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone -- use mAadhaar App.




भारत सरकार
Government of India

Issue Date: 05/11/2011



मोहित भाटिया
Mohit Bhatia
जन्म तिथि/DOB: 29/08/1982
पुरुष/ MALE

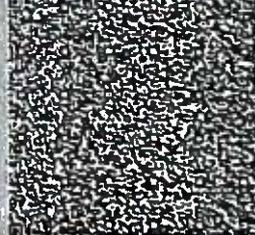
7297 3796 1834
VID : 9119 0234 6454 2153
मेरा आधार, मेरी पहचान




भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O वेद प्रकाश भाटिया, 91937/311, अशोक नगर,
कांपुर, कानपुर जिला,
उत्तर प्रदेश - 208012

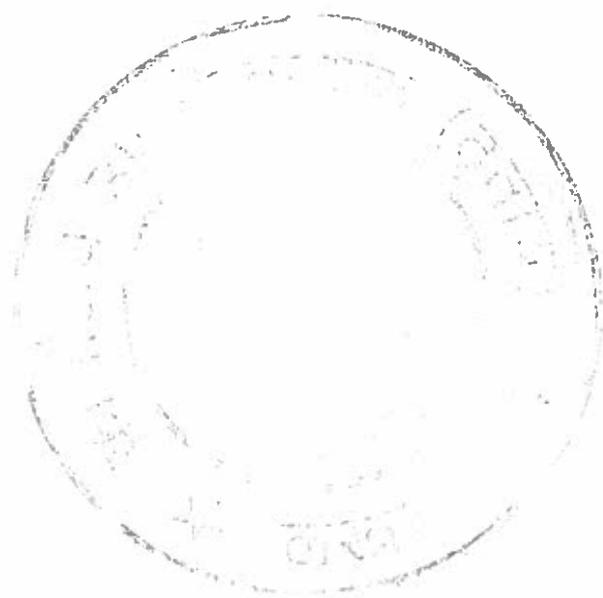
Address:
S/O Ved Prakash Bhatia, 111A/311, ASHOK
NAGAR, KANPUR, Kanpur Nagar,
Uttar Pradesh - 208012

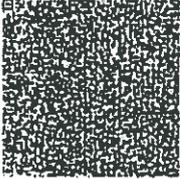


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VID : 9119 0234 6454 2153

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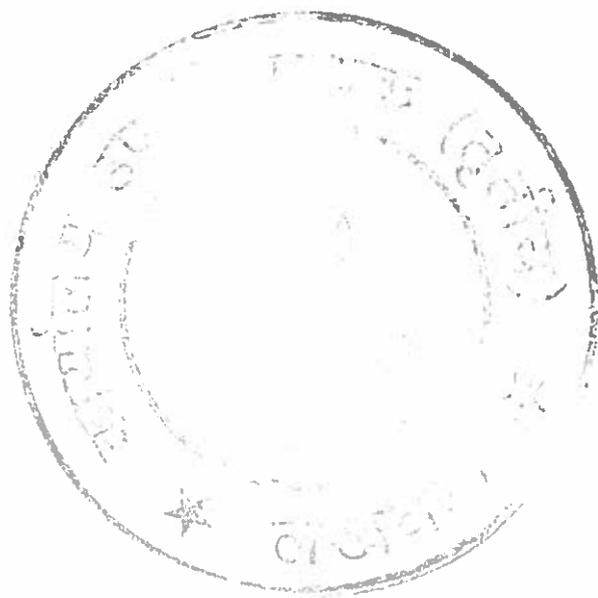
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 <p>भारत सरकार Government of India</p>  <p>सिद्धार्थ सिन्हा Siddharth Sinha जन्म तिथि/DOB: 23/08/1980 पुल्ल/ MALE</p>  <p>9368 3733 0976 VID: 9119 2296 7245 7340</p> <p>मेरा आधार, मेरी पहचान</p>	 <p>भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p> <p>पता: आलोक, सूर्य कुमार सिन्हा, 644 लाल निवास लखनऊ रोड हार्दो, हरदोई, हरदोई ग्रामिण, हरदोई, उत्तर प्रदेश - 241001</p> <p>Address: S/O: Surya Kumar Sinha, 644 Lal Nivas Lucknow Road Hardol, Hardol, Hardol (Gramin), Hardol, Uttar Pradesh - 241001</p>  <p>QR Code with photograph</p> <p>9368 3733 0976 VID: 9119 2296 7245 7340</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Siddharth

Siddharth



भारत सरकार
GOVERNMENT OF INDIA



भागीदार निम्न
Ashish Singh
जन्म तिथि/ DOB: 17/06/1985
पुरुष / MALE



7970 5770 4208

आधार-आम आदमी का अधिकार

भारतीय प्रभितिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पता:
आरुमज: हरिवंश नारायण
मिह, 116, नारायणपुर
मुन्तानपुर, मुरापुर,
उत्तर प्रदेश - 228001

Address:
S/O Harivansh Narayan Singh, 116
Narayanaipur, Ghatampur, Ghatampur,
Sultanpur,
Uttar Pradesh - 228001

7970 5770 4208

Aadhaar-Aam Admi ka Adhikar



BAR COUNCIL OF UTTAR PRADESH
18 MAHARSHI DATTA MARG, ALLAHABAD



Ashok Kumar Singh Gautam
Advocate
UP D 04708/11

Father
Shri. Ram Shankar Gautam

Date of Birth
14/04/1984

Address
H.No.: 882, V. & PO.
Navipannah, Lucknow



Enrollment No
UP04708/11

Enrollment Dt.
07/09/2011

Secretary
Bar Council of U.P.

M. S. P.



1. **M/S ELDECO HOUSING & INDUSTRIES LIMITED** (CIN-L45202UP1985PLC099376), a company incorporated under the Companies Act, 1956, having its registered office at **Eldeco Corporate Chamber-I, 2nd Floor, Vibhuti Khand, (Opposite Mandi Parishad), Gomti Nagar, Lucknow, Uttar Pradesh, India-226010**, through its authorized signatory **Mr. Siddharth Sinha son of Surya Kumar Sinha** duly authorized vide company's board resolution dated **09.02.2024** (hereinafter referred to as the "**First Party/Lead Member**") which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successor-in interest, wholly owned subsidiaries and permitted assigns) of the **FIRST PART**,

AND

2. **M/S GARV CONSTRUCTIONS PVT LTD.** (CIN-U45400UP2007PTC034023), a company incorporated under the Companies Act, 1956 having its registered office and local office at **IInd Floor, Eldeco Corporate Chamber - I, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh** (hereinafter referred to as "**GCPL**") through its Authorized Signatory **Mr. Mohit Bhatia son of Late Ved Prakash Bhatia** duly authorized by Board Resolution Dated **28.08.2023**, hereinafter referred to as "**Member**" which expression shall unless repugnant to the context thereof include its nominees, successor-in interest, and permitted assigns of the **SECOND PART**;

For Eldeco Housing and Industries Limited

Siddharth Sinha
Authorized Signatory

For Garv Constructions Private Limited

Mohit
Director/ Authorised Signatory

For Carnation Realtors Private Limited

Mohit
Director/ Authorised Signatory

Facility Constructions Private Limited

Mohit
Director/ Authorised Signatory

Khwahish Constructions Pvt. Ltd.

Mohit
Director/ Authorised Signatory

For Ascendancy Constructions Private Limited

Mohit
Director/ Authorised Signatory

रामेश



AND

3. **M/S CARNATION REALTORS PVT LTD.** (CIN-U70102UP2012PTC048698), a company incorporated under the Companies Act, 1956 having its registered office and local office at **IInd Floor, Eldeco Corporate Chamber - I, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh** (hereinafter referred to as "CRPL") through its Authorized Signatory **Mr. Mohit Bhatia son of Late Ved Prakash Bhatia** duly authorized by Board Resolution Dated 28.08.2023, (hereinafter referred to as "Member") which expression shall unless repugnant to the context thereof include its nominees, successor-in interest, and permitted assigns of the **THIRD PART**;

AND

4. **M/S FACILITY CONSTRUCTIONS PVT LTD.** (CIN-U45400UP2008PTC035097), a company incorporated under the Companies Act, 1956 having its registered office and local office at **IInd Floor, Eldeco Corporate Chamber - I, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh** (hereinafter referred to as "FCPL") through its Authorized Signatory **Mr. Mohit Bhatia son of Late Ved Prakash Bhatia** duly authorized by Board Resolution Dated 28.08.2023, hereinafter referred to as "Member" which expression shall unless repugnant to the context thereof include its nominees, successor-in interest, and permitted assigns of the **FOURTH PART**;

For Eldeco Housing and Industries Limited


Authorised Signatory

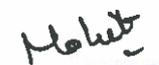
For Gary Constructions Private Limited


Director/ Authorised Signatory

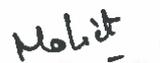
For Carnation Realtors Private Limited


Director/ Authorised Signatory

Facility Constructions Private Limited

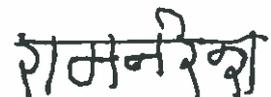

Director/ Authorised Signatory

Khwahish Constructions Pvt. Ltd.


Director/ Authorised Signatory

For Ascendancy Constructions Private Limited


Director/ Authorised Signatory



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1000



1000

AND

5. **M/S KHWAHISH CONSTRUCTION PVT LTD.** (CIN-U45400UP2008PTC035099), a company incorporated under the Companies Act, 1956 having its registered office and local office at **IInd Floor, Eldeco Corporate Chamber - I, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh** (hereinafter referred to as "KCPL") through its Authorized Signatory **Mr. Mohit Bhatia son of Late Ved Prakash Bhatia** duly authorized by Board Resolution Dated 28.08.2023, hereinafter referred to as "Member" which expression shall unless repugnant to the context thereof include its nominees, successor-in interest, and permitted assigns of the **FIFTH PART**;

AND

6. **M/S ASCENDANCY CONSTRUCTIONS PRIVATE LIMITED** (CIN-U70109UP2022PTC167052), a company incorporated under the Companies Act, 1956, having its registered office at **IInd Floor, Eldeco Corporate Chamber - I, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh** through its authorized signatory **Mr. Mohit Bhatia son of Late Ved Prakash Bhatia** duly authorized vide company's board resolution dated 27.07.2023 (hereinafter referred to as the "ACPL" which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successor-in interest, and permitted assigns of the **SIXTH PART**.

AND

7. **Mr. Ram Naresh son of Mr. Ram Gopal resident of Saraiya, Chandrawal, Lucknow, Uttar Pradesh-226002** (hereinafter

For Eldeco Housing and Industries Limited

Mohit
Authorized Signatory

For Gary Constructions Private Limited

Mohit
Director/Authorized Signatory

For Carnation Realtors Private Limited

Mohit
Director/Authorized Signatory

Facility Constructions Private Limited

Mohit
Director/Authorized Signatory

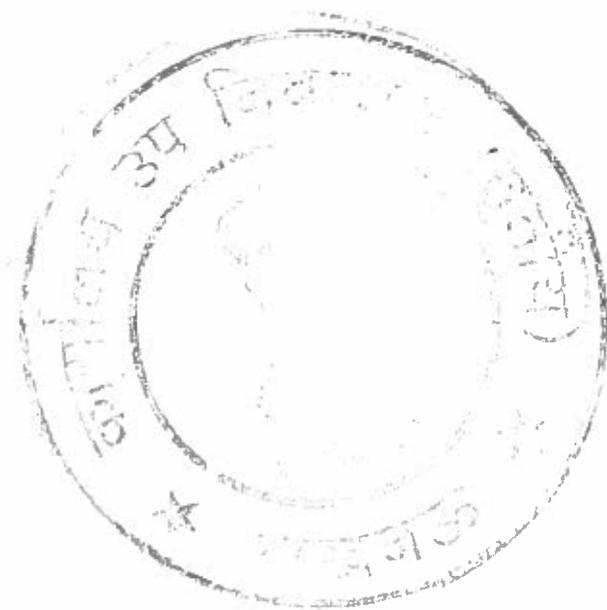
Khwahish Constructions Pvt. Ltd.

Mohit
Director/Authorized Signatory

For Ascendancy Constructions Private Limited

Mohit
Director/Authorized Signatory

राम नरेश



referred to as the "Member" which expression unless repugnant to the context or meaning thereof, be deemed to include his nominees, Legal heirs successor-in interest, and permitted assigns of the **SEVENTH PART**.

GCPL, CRPL, FCPL, KCPL, ACPL & Ram Naresh are hereinafter collectively referred to as "**Consortium Members**"

(The Lead Member and the Consortium Members are hereinafter jointly referred as "**Parties**" and individually as "**Party**")

WHEREAS

- A. The Parties hereto have discussed and agreed to form a Consortium for developing a residential colony in Village-Khujauli and Dharmangad Khera, Pargana & Tehsil Mohanlalganj, District-Lucknow along with other contiguous parcel of land (herein after referred to as 'Project') in accordance with the approved building plan/layout plan and have decided to reduce the agreed terms to writing.
- B. It is necessary for the members of the Parties to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Parties and to do all acts, deeds and things as may be necessary in connection with the Project and its execution.

NOW THIS CONSORTIUM AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:-

1. LEAD MEMBER:

1.1 Consortium member has mutually decided to appoint **M/S ELDECO HOUSING & INDUSTRIES LIMITED**, as Private Developer and Lead Member of this consortium.

For Eldeco Housing and Industries Limited

Mohit
Authorised Signatory

For Gary Constructions Private Limited

Mohit
Director/Authorised Signatory

For Cernation Realtors Private Limited

Mohit
Director/Authorised Signatory

Facility Constructions Private Limited

Mohit
Director/Authorised Signatory

Khwahish Constructions Pvt. Ltd.

Mohit
Director/Authorised Signatory

For Ascendancy Constructions Private Limited

Mohit
Director/Authorised Signatory

रामनरेश

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2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:

- 2.1 The Lead Member shall be absolutely authorized by the Consortium Members to make submit application, representation and declarations on their behalf before concern authorities for taking approvals, carrying out development and completion of the Said Land/Project.
- 2.2 The Lead Member shall be responsible to obtain from government authorities/department all permissions, no-objections and sanctions of building plan, layout plans, revised layout plans required for development and completion of the Said Land/Project as well as building plans/ revised building plans for construction.
- 2.3 The Lead Member shall deal with all government authorities for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Said Land/Project.
- 2.4 The Lead Member shall be responsible to make payment for all fee, charges, costs and expenses in connection with the Project.

3. PROJECT MANAGEMENT STRUCTURE AND RULES OF THE MEMBERS:

- 3.1 **M/S ELDECO HOUSING & INDUSTRIES LIMITED**, as 'A' category Private Developer as per definition of Lucknow Development Authority. No land is being transferred by this Consortium Agreement.

4. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

For Eldeco Housing and Industries Limited

Vidyalax
Authorised Signatory

For Carnation Realtors Private Limited

Mohit
Director/Authorised Signatory

Khwahish Constructions Pvt. Ltd.

Mohit
Director/Authorised Signatory

For Garv Constructions Private Limited

Mohit
Director/Authorised Signatory

Facility Constructions Private Limited

Mohit
Director/Authorised Signatory

For Ascendancy Constructions Private Limited

Mohit
Director/Authorised Signatory

रामनरेका



- 4.1 All cost relating to the Project shall be borne by the **Lead Member**.
- 4.2 The Lead Member shall raise loans from the financial institution/ banks by depositing title deeds of Said Land owned by the Consortium Members and execute mortgage deed, undertaking, and other deeds/documents etc. by its signature for the Project in this regard and for that purposes the Consortium Members shall extend their full support and sign all documents/deed as may be asked by Lead Member in this regard.
- 4.3 In lieu of the Land contributed by the Consortium Members, revenue shall be shared by the Lead Member with the Parties equal to the land cost recognized by each Party along with the markup of 5% thereon. The Parties further agree that aforesaid revenue shall be shared by Lead Member in the year it recognizes the revenue in the books of account.

5. **GENERAL TERMS AND CONDITIONS:**

- 5.1 **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.
- 5.2 **FORCE MAJEUR:** 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, reason beyond control, pandemic and Government action. In the event of force majeure, the members of the **Consortium Agreement** undertake to consult each other.

For Eldeco Housing and Industries Limited

Arul
Authorized Signatory

For Gary Constructions Private Limited

Mohit
Director/ Authorized Signatory

For Carnation Realtors Private Limited

Mohit
Director/ Authorized Signatory

Facility Constructions Private Limited

Mohit
Director/ Authorized Signatory

Khwahish Constructions Pvt. Ltd.

Mohit
Director/ Authorized Signatory

For Ascendancy Constructions Private Limited

Mohit
Director/ Authorized Signatory

रामन रेका

आवेदन सं०: 202400821034279

भागीदारी विलेख

बही सं०: 4

रजिस्ट्रेशन सं०: 221

वर्ष: 2024

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 60 योग : 560

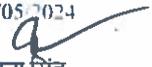
श्री एल्टिको हाउसिंग एंड इंडस्ट्रीज लिमिटेड द्वारा
सिद्धार्थ सिन्हा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री सूर्य कुमार सिन्हा
व्यवसाय : नौकरी
निवासी: एल्टिको कॉर्पोरेट चैम्बर 1, दूसरा तल, विभूति खंड गोमती नगर
लखनऊ



श्री, एल्टिको हाउसिंग एंड इंडस्ट्रीज लिमिटेड द्वारा
सिद्धार्थ सिन्हा अधिकृत
पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक
09/05/2024 एवं 04:05:24 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


कामना राय
उप निबंधक, सदर तृतीय
लखनऊ
09/05/2024

बबिता सिंह
निबंधक लिपिक
09/05/2024

- 5.3 **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.
- 5.4 **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 the subsequent breach.
- 5.5 **TOTALITY:** This Consortium Agreement embodies the entire understanding of the Parties 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 authorized representatives as amendment of this Consortium Agreement. Any supplementary agreement, MOU or any other document executed between Lead Member and Consortium Members shall be treated as part and parcel of this registered Consortium Agreement.
- 5.6 **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 be share by any other outside agency except the Development Authority and Government of Uttar Pradesh.
- 5.7 **NOTICES :** Any notice required pursuant to this Consortium Agreement shall be give in writing and shall be delivered by hand

For Eldeco Housing and Industries Limited

Praveen
Authorised Signatory

For Gary Constructions Private Limited

Mohit
Director/ Authorised Signatory

For Carnation Realtors Private Limited

Mohit
Director/ Authorised Signatory

Facility Constructions Private Limited

Mohit
Director/ Authorised Signatory

Khwahish Constructions Pvt. Ltd.

Mohit
Director/ Authorised Signatory

For Ascendancy Constructions Private Limited

Mohit
Director/ Authorised Signatory

रामन रेखा

आवेदन सं०: 202400821034279

बही सं०: 4

रजिस्ट्रेशन सं०: 221

वर्ष: 2024

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

भागीदार: 1

श्री एल्टिको हाउसिंग एंड इंडस्ट्रीज लिमिटेड के द्वारा
सिद्धार्थ सिन्हा, पुत्र श्री सूर्य कुमार सिन्हा

निवासी: एल्टिको कॉर्पोरेट चैम्बर 1, दूसरा तल, विभूति
खंड गोमती नगर लखनऊ

व्यवसाय: नौकरी



भागीदार: 2

श्री गर्व कंस्ट्रक्शनस प्राइवेट लिमिटेड के द्वारा मोहित
भाटिया, पुत्र श्री स्व० वेद प्रकाश भाटिया

निवासी: एल्टिको कॉर्पोरेट चैम्बर 1, दूसरा तल, विभूति
खंड गोमती नगर लखनऊ

व्यवसाय: नौकरी



भागीदार: 3

श्री कारनेशन रियलटर्स प्राइवेट लिमिटेड के द्वारा
मोहित भाटिया, पुत्र श्री स्व० वेद प्रकाश भाटिया

निवासी: एल्टिको कॉर्पोरेट चैम्बर 1, दूसरा तल, विभूति
खंड गोमती नगर लखनऊ

व्यवसाय: नौकरी



भागीदार: 4

श्री फैसिलिटी कंस्ट्रक्शनस प्राइवेट लिमिटेड के द्वारा
मोहित भाटिया, पुत्र श्री स्व० वेद प्रकाश भाटिया

निवासी: एल्टिको कॉर्पोरेट चैम्बर 1, दूसरा तल, विभूति
खंड गोमती नगर लखनऊ

व्यवसाय: नौकरी



भागीदार: 5

श्री ख्वाहिश कंस्ट्रक्शनस प्राइवेट लिमिटेड के द्वारा
मोहित भाटिया, पुत्र श्री स्व० वेद प्रकाश भाटिया

निवासी: एल्टिको कॉर्पोरेट चैम्बर 1, दूसरा तल, विभूति
खंड गोमती नगर लखनऊ

व्यवसाय: नौकरी



under acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Consortium Agreement.

5.8 **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.

5.9 (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 or any other statutory authority.
- Upon Completion of the Project.

(ii) The Consortium Agreement shall be valid and enforceable till the completion of the Project.

5.10 **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 the 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 consequences of the negligence of the one member or otherwise.

For Eldeco Housing and Industries Limited

Mohit
Authorised Signatory

For Gary Constructions Private Limited

Mohit
Director/ Authorised Signatory

For Camallon Realtors Private Limited

Mohit
Director/ Authorised Signatory

Facility Constructions Private Limited

Mohit
Director/ Authorised Signatory

Khwahish Constructions Pvt. Ltd.

Mohit
Director/ Authorised Signatory

For Ascendancy Constructions Private Limited

Mohit
Director/ Authorised Signatory

रामन रेडा

भागीदार: 6

श्री असेन्डेंसी कंस्ट्रक्शनस प्राइवेट लिमिटेड के द्वारा
मोहित भाटिया, पुत्र श्री स्व० वेद प्रकाश भाटिया
निवासी: एल्टिको कॉर्पोरेट चैम्बर 1, दूसरा तल, विभूति
खंड गोमती नगर लखनऊ
व्यवसाय: नौकरी
भागीदार: 7



श्री राम नरेश, पुत्र श्री राम गोपाल

निवासी: सरैया, चंद्रावल, लखनऊ
व्यवसाय: अन्य

रामनरेश



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री आशीष सिंह, पुत्र श्री हरिवंश नारायण

निवासी: 116 नारायणपुर, सुल्तानपुर, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2

आशीष



श्री अशोक कुमार सिंह, अधिवक्ता

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: अन्य

अशोक



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कामना ग्रुप

उप निबंधक: सदर तृतीय
लखनऊ

09/05/2024

बबिता सिंह

निबंधक लिपिक लखनऊ
09/05/2024

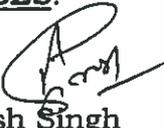
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी:

प्रिंट करें

IN WITNESS WHEREOF the lead member and members have executed this **Consortium Agreement** on this 9th day of May of 2024 at Lucknow and have caused this **Consortium Agreement** to be signed on their manner in the manner set out below.

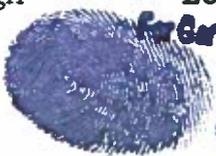
WITNESSES:



1. 
Mr. Ashish Singh
son of Mr. Haribansh Narayan Singh
resident of 116, Narayanpur,
Sultanpur, UP.

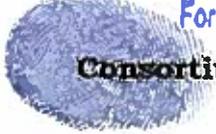
For **Elite Housing and Industries Limited**

Mohit
Authorised Signatory

Lead Member
For **Gary Constructions Private Limited**

Mohit
Director/Authorised Signatory



2. 
Mr. Ashok Kumar Singh
Advocate
Civil Court Lucknow

For **Carnation Realtors Private Limited**
Consortium Member

Mohit
Director/Authorised Signatory

For **Facility Constructions Private Limited**

Mohit
Director/Authorised Signatory

Typed & Drafted By:-



(Benkat Raman Singh)
Advocate
Civil Court Lucknow

For **Facility Constructions Pvt. Ltd.**

Mohit
Director/Authorised Signatory

For **Ascendancy Constructions Private Limited**

Mohit
Director/Authorised Signatory

रामनरेश


आवेदन सं०: 202400821034279

बही संख्या 4 जिल्द संख्या 715 के पृष्ठ 213 से 230 तक क्रमांक
221 पर दिनांक 09/05/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर




कापनाशय...
उप निबंधक : सदर तृतीय
लखनऊ
09/05/2024