



**CONSORTIUM AGREEMENT**

Stamp 1000/- IN-UP/3053/01004475X

This consortium agreement is executed on this 29<sup>th</sup> day of October 2025 between.

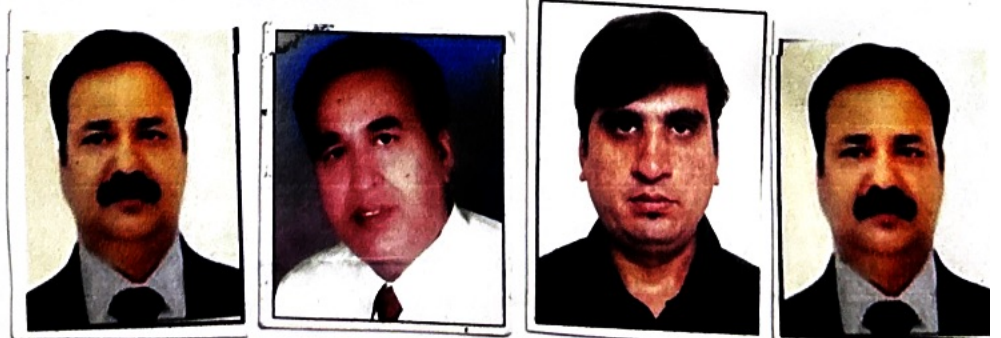
1. ACC Township and Land Development, Shop 7, Sai Complex, Station Road, Moradabad-244001, a partnership firm having PAN **AAJFA1359D** through its partner Shri Manoj Kumar Ahuja S/o Late Manohar Lal Ahuja R/o Rajan Enclave, 24 P.A.C., Moradabad, U.P. having PAN AFIPA6590A and Mr. Madan Lal Chhabra S/o Late Sri Thakur Dass Chhabra R/o R/o A-01-02-03 Sai Garden, Opp Wave Mall, Ram ganga Vihar Phase II, Moradabad-244001 having PAN No. **ACNPC5900E** which expression shall, unless repugnant to the context or meaning thereof, includes successors, administrators and permitted assignees hereinafter referred to as the party of the first part.

and

2. Mr. Kapil Chhabra S/o Shri Madan Lal Chhabra R/o A-01-02-03 Sai Garden, Opp Wave Mall, Ram ganga Vihar Phase II, Moradabad-244001, having PAN no. **ACUPC0752F**, (as the party of the Second part)

And

*Manoj Kumar Ahuja*  
*Madan Lal Chhabra*  
*Kapil Chhabra*



3. Smt. Rakhi Ahuja W/o Shri Manoj Kumar Ahuja R/o GF-1, Tower 11, ATS One Hamlet, Sector 104, Noida, Gautam Buddha Nagar, U.P. having **PAN ACMPA6163E**, Through her Power Of Attorney Holder Shri Manoj Kumar Ahuja S/O Manohar Lal Ahuja R/o Rajan Enclave Civil Lines Moradabad, Wide Power Of Attorney Dated. 23.07.2005 Bahi No. 4 Jild 168 Page 35/40 Sr No. 197 Registered In the Office of SR-2 Moradabad, (as the party of the Third part).

The parties to this CONSORTIUM AGREEMENT collectively to be referred to as the "parties".

**WHEREAS**, the parties to this CONSORTIUM AGREEMENT are in possession and are absolute owners of land situated at village Mukarrabpur Ahetmali, Tehsil and District Moradabad,

**AND WHEREAS**, the parties to this deed have gotten approval from Moradabad development Authority for a residential project named **Sai Garden Homes** vide MDA Approved map no. **MBDA/LD/24-25/0655**

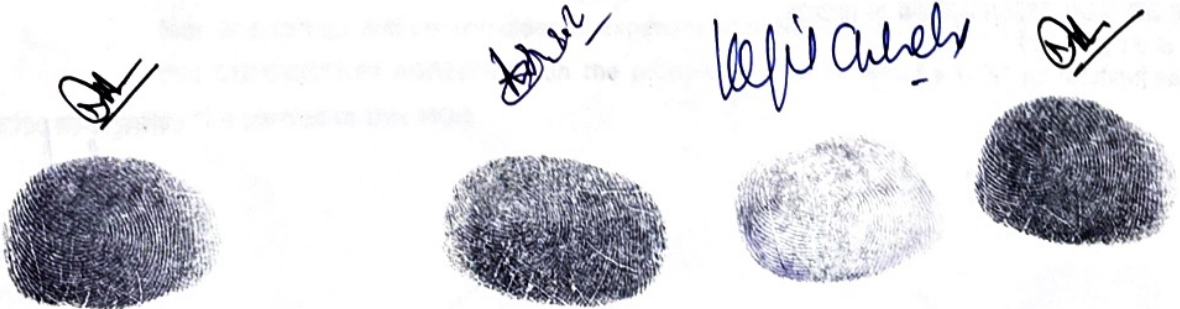
**AND WHEREAS**, it is deemed necessary and prudent to reduce the terms and conditions of plotting out of land contributed by the parties, sharing of sale proceeds etc., in writing,



**HENCE this CONSORTIUM AGREEMENT witnesses as under:**

1. That the parties to this CONSORTIUM AGREEMENT have mutually agreed and affirmed that Acc Township & Land Development Shop 7, Sai Complex, Station Road, Moradabad-244001, a partnership firm having PAN AAJFA1359D as the **lead member**.
2. That the parties to this CONSORTIUM AGREEMENT have mutually agreed that Mr. Kapil Chhabra S/o Shri Madan Lal Chhabra R/o A-01-02-03 Sai Garden, Opp Wave Mall, Ram ganga Vihar Phase II, Moradabad-244001 and Smt. Rakhi Ahuja W/o Shri Manoj Kumar Ahuja R/o GF-1, Tower 11, ATS One Hamlet, Sector 104, Noida, Gautam Buddha Nagar, U.P. are **members** of this consortium agreement.
3. **OBJECTIVE NOTE - THIS CONSORTIUM AGREEMENT DOES NOT CONFER ANY TRANSFER OF TITLE, EXCHANGE OF CONSIDERATION AMOUNT OR ANY SECURITY MONEY AMONG ITS "MEMBERS".**

The purpose of this Consortium agreement is to specify the responsibilities of the "**Members**" towards the development and execution of the Project including preparation of the Project report, Designs and Drawings, securing the sanctions and clearance for the Project from the Competent Authority(ies) to develop the Project on the Property and to set out further rights and obligations of the "**Members**" supplementing but not conflicting with those present in this CA.

Four fingerprints and handwritten signatures are visible at the bottom of the page. From left to right: a fingerprint with a signature above it; a fingerprint with a signature above it; a fingerprint with a signature above it; and a fingerprint with a signature above it.



आवेदन सं०: 202500719044787

## अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 613

वर्ष: 2025

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

श्री ए०सी०सी० टाउनशिप एण्ड लैण्ड डेवलपमेन्ट द्वारा  
 पार्ट मनोज कुमार आहूजा अधिकृत पदाधिकारी/ प्रतिनिधि,  
 पुत्र श्री स्व० मनोहरलाल आहूजा  
 व्यवसाय : अन्य  
 निवासी: साई गार्डन वेव मॉल के सामने रामगंगा विहार मुरा०



श्री, ए०सी०सी० टाउनशिप एण्ड लैण्ड डेवलपमेन्ट द्वारा  
 पार्ट मनोज कुमार आहूजा अधिकृत  
 पदाधिकारी/ प्रतिनिधि  
 ने यह लेखपत्र इस कार्यालय में दिनांक 29/10/2025  
 एवं 04:51:57 PM बजे  
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आर० डी० राम

उप निबंधक :सदर द्वितीय

मुरादाबाद

29/10/2025

उपनिबंधक सदर मुरादाबाद

निबंधक लिपिक

29/10/2025



सत्यमेव जयते

4. The "**Lead Member**" shall be responsible for the preparation and submission of all applications and proposals concerning the designs and Drawings of the Project to the Concerned Authorities.
  
5. Acc Township & Land Development shall act as the lead member of the consortium, the shareholding of all the member of the consortium shall be 18.22% of the First Party , 40.89% of the Second Party and 40.89% of the Third party respectively which is as per the land contributed by each of them.
  
6. That the title deed of the plots to be sold to the prospective buyers shall be executed jointly by all the parties to this CONSORTIUM AGREEMENT Shri Manoj Kumar Ahuja and Shri Madan Lal Chhabra or any person authorized by the party of the first part in writing and Shri Kapil Chhabra for the party of second part and Smt. Rakhi Ahuja for the party of third part jointly or through any person(s) authorized by all of them in writing shall put their signatures on the title deed of the plot for completing the transfer of said plot. all the parties in this Agreement shall be laible to transfer according to their land share which is mentioned in this agreement.
  
7.
  - a. That the expenses incurred in development of plots, any tax, levy, cess or other charges to be deposited with MDA or any other regulatory authority, legal fees, fees of architect and other incidental expenses shall be shared by the parties to this CONSORTIUM AGREEMENT in the proportion of area of land contributed by the parties to this MOU.




श्री आकाश महेन्द्रा , पुत्र श्री पी० एन० महेन्द्रा

निवासी: सि०ला० मुरा०

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री आशीष सकसेना , पुत्र श्री अम्बरीश सकसेना

निवासी: आशियना फेज- 1 मुरा०

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आर० डी० राम

उप निबंधक : सदर द्वितीय

मुरादाबाद

29/10/2025

उपनिबंधक सदर मुरादाबाद

निबंधक लिपिक मुरादाबाद

29/10/2025

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

स्टाम्प एवं रजिस्ट्रेशन विभाग उत्तर प्रदेश

- b. That the liability of capital gain tax or income tax arising on transfer of land contributed by parties and sold to prospective buyers shall be the liability of all the parties to this CONSORTIUM AGREEMENT individually.
- c. That the sale proceeds of plot(s), after deducting expense, if any, with reference to transfer of plot, shall be shared by all the parties to this CONSORTIUM AGREEMENT in the proportion of the area of land contributed by the parties to this MOU.
- d. That the ratio of land contributed by the parties to this CONSORTIUM AGREEMENT happens to be 18.22% of the First Party , 40.89% of the Second Party and 40.89% of the Third party respectively mentioned in MDA Approved map no. MBDA/LD/24-25/0655
8. That the members of this consortium shall have no rights to assign any of their benefits, rights and liabilities under this agreement to any other company firm or person.
9. All members shall be under obligation not to disclose any information of the terms of this consortium agreement to any third party. All documents and information exchange between the members, for the purpose of the project under the consortium, shall be treated as strictly confidential by all the members and shall not be shared with any other outsider except the Government of Uttar Pradesh.



*BA*



*BA*

*BA*



*BA*

10. All the members agreed 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 forgoing manner, the matter shall be referred to a sole arbitrator to be appointed/decided mutually, whose decision shall be binding upon all.
11. This Deed is being presented before sub registrar by Kapil Chhabra S/o Shri Madan Lal Chhabra on behalf of Madan Lal Chhabra wide power of Attorney Dated 29.03.2013 bahi no 06 jild no 1 page 111/120 SR NO. 06 registered in the office of SR2 Moradabad.

*DL*  


*Madan Lal Chhabra*  
 

*Kapil Chhabra*  


*DL*



आवेदन सं०: 202500719044787

बही सं०: 4

रजिस्ट्रेशन सं०: 613

वर्ष: 2025

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

प्रथम पक्ष: 1

श्री ए०सी०सी० टाउनशिप एण्ड लैण्ड डेवलपमेन्ट  
के द्वारा पार्ट मनोज कुमार आहूजा,

ACC TOWNSHIP AND LAND  
DEVELOPMENT

पुत्र श्री स्व० मनोहरलाल आहूजा

निवासी: साई गार्डन वेव मॉल के सामने रामगंगा विहार मुरा०

व्यवसाय: अन्य

प्रथम पक्ष: 2

श्री ए०सी०सी० टाउनशिप एण्ड लैण्ड डेवलपमेन्ट  
द्वारा पार्ट० मदन लाल छाबडा के द्वारा कपिल  
छाबडा,

ACC TOWNSHIP AND LAND  
DEVELOPMENT

पुत्र श्री मदन लाल छाबडा

निवासी: उक्त

व्यवसाय: अन्य

प्रथम पक्ष: 3

श्री कपिल छाबडा,

KAPIL CHHABRA

पुत्र श्री मदन लाल छाबडा

निवासी: उक्त

व्यवसाय: अन्य

प्रथम पक्ष: 4

श्री राखी आहूजा के द्वारा मनोज कुमार आहूजा,

RAKHI AHUJA

पुत्र श्री स्व० मनोहरलाल आहूजा

निवासी: उक्त

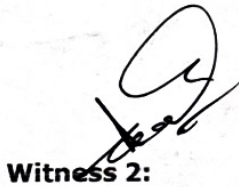
व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान  
पहचानकर्ता : 1

In witness whereof the parties to this CONSORTIUM AGREEMENT have put their respective signatures in their hands on this 29<sup>th</sup> day of October , 2025.

Witness 1:

Akash Mahendra  
S/O PN Mahendra  
R/o Civil Lines, Moradabad



Witness 2:

Ashish Saxena  
S/o Amrish Saxena  
R/o Ashiyana Phase 1  
Moradabad

For ACC Township & Land Development

Manoj Kumar Ahuja

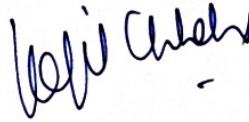


(Partner)

Madan Lal Chhabra



(Partner)

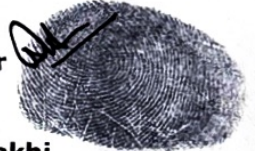


Kapil Chhabra

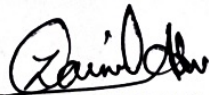


Manoj Kumar

Ahuja (P.O.A.  
Holder Rakhi  
Ahuja)



Drafted and Photo Attested by Zainul Abedeen Advocate and Typed By Ravindra Kumar.



ZAINUL ABDEEN Advocate  
Ch.No.-320 Reg. No.UP06154/16  
COP-226269 Add:, B-29,  
Transport Nagar Moradabad  
Mob -9012856900



आवेदन सं०: 202500719044787

बही संख्या 4 जिल्द संख्या 447 के पृष्ठ 83 से 98 तक क्रमांक 613 पर  
दिनांक 29/10/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



आर० डी० राम  
उप निबंधक : सदर द्वितीय  
मुरादाबाद  
29/10/2025