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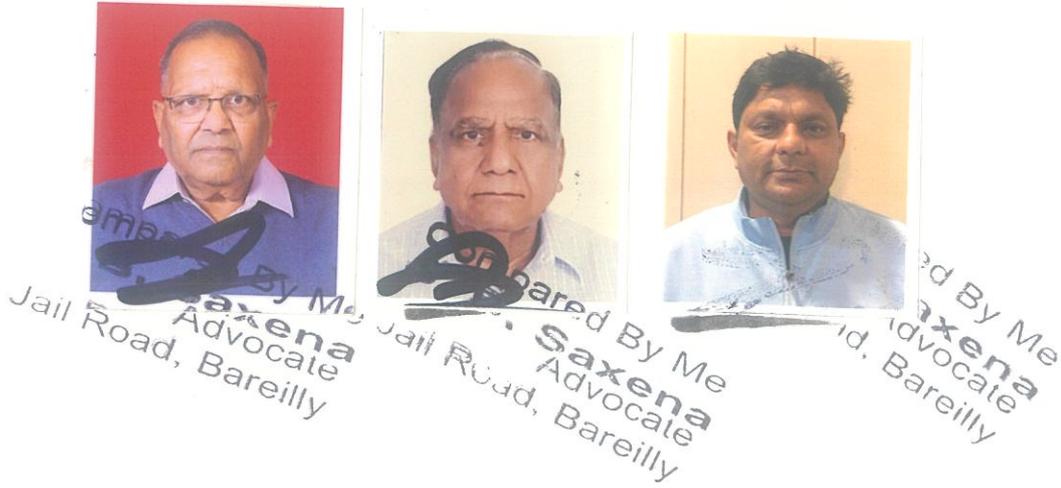
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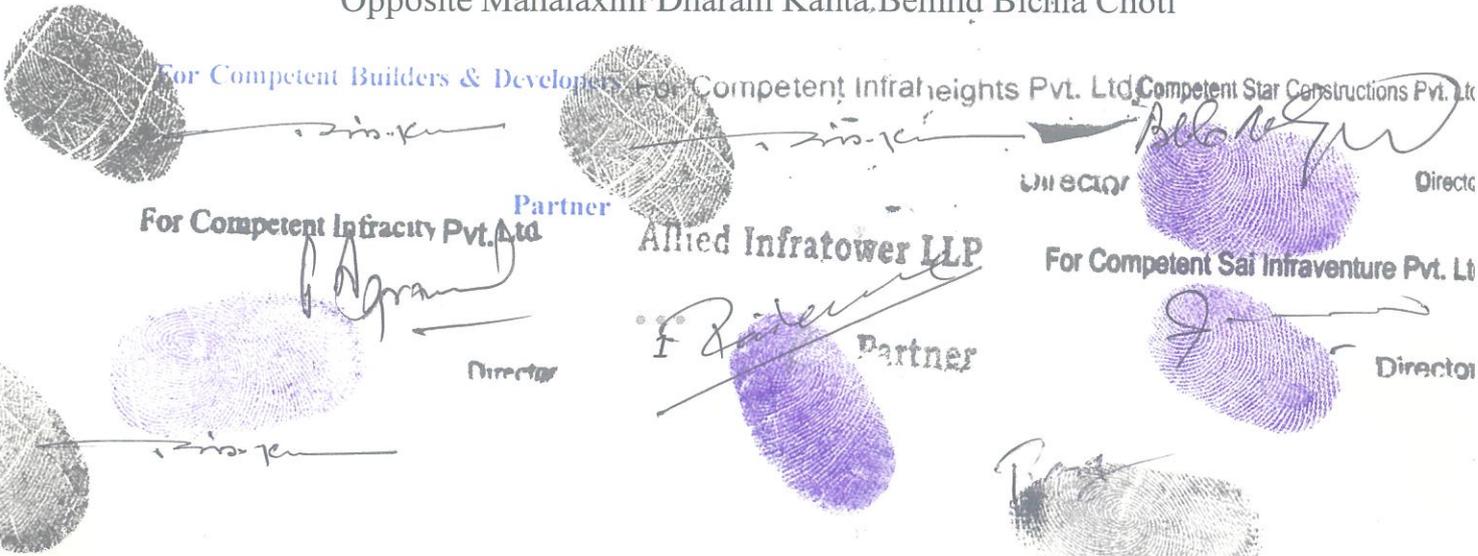
CONSORTIUM AGREEMENT

E-Stamp Paid Rs. 1100/- Certificate No. -IN UP Dated 04-11-2025

This CONSORTIUM AGREEMENT (in short "Agreement") is entered into 04th Day of November,2025.

AMONGST

1- M/s Competent Builders And Developers (PAN-AAJFC9715F) a Partnership Firm registered under The Partnership Act 1956, having its registered office at Opposite Mahalaxmi Dharam Kanta, Behind Bichia Choti

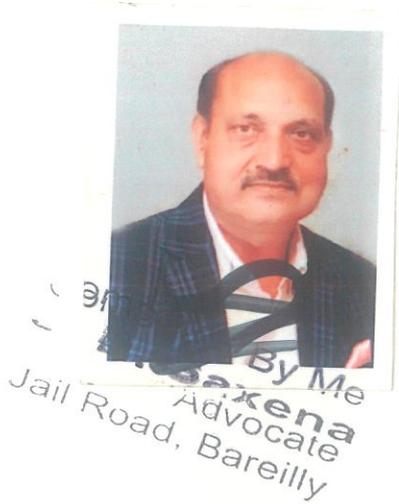


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Temple, post.-P.A.C. Nariyawal, Bareilly, Uttar Pradesh, 243123 represented by its Partner Bipin Kumar S/o Late Shri Gopal

(Herein referred to as "Lead Member or promoter ") which expression shall unless it be repugnant to the context or meaning thereof, include its legal heirs, successor-in-interest, Successors .Legal representatives and permitted assigns.

And

2- M/s **Competent Infraheights Pvt Ltd** (CIN U45400UP2011PTC043077 PAN NO. AA ECC2371H) a private limited company registered under The Companies Act 2013, having its registered office at P-6/14G, Deen

For Competent Builders & Developers

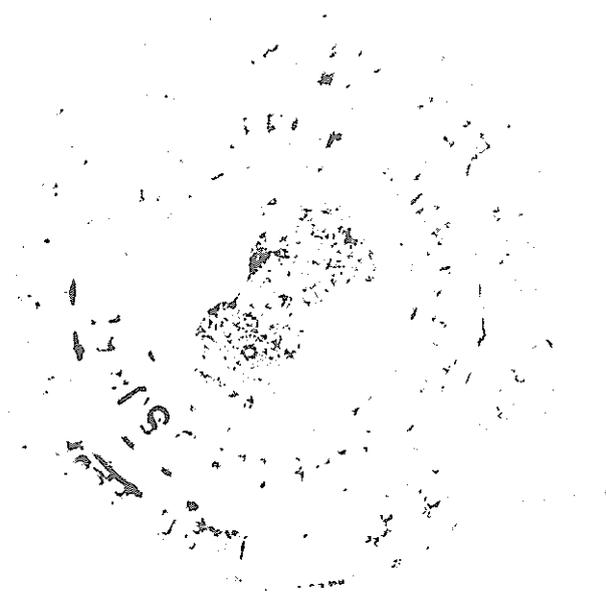
For Competent Infracity Pvt. Ltd. Partner Director

For Competent Infraheights Pvt. Ltd. Director

Allied Infracity LLP Partner

For Competent Sai Infracity Pvt. Director

Competent Star Constructions Pvt. Ltd. Director



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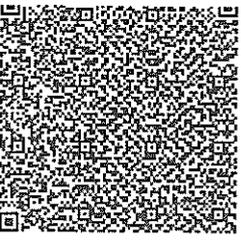
Dayal Puram, Bareilly, 243502 represented by its Director
Bipin Kumar S/o Late Shri Gopal

3- M/s Competent Star Constructions Pvt Ltd (CIN U70102UP2012PTC048851 PAN NO. AA ECC7076K) a private limited company registered under The Companies Act 2013 its registered office at C/o Hospital Building, ED C B Ganj, HCL, Bareilly, Bareilly, Uttar Pradesh, India, 243502 represented by its Director Shri Bhola Nath Agarwal S/o Late Shri Har Govind Agarwal

4- M/s Competent Infracity Pvt Ltd (CIN U70102UP2011PTC046183 PAN NO. AA ECC8158L) a private limited company registered under The Companies Act 2013 its registered office at C/o Sri Gopal, Jauharpur Parsa Khera, Bareilly, Bareilly, Uttar Pradesh, India, 243502 Bareilly represented by its Director Paresh Kumar Agarwal S/o Late Shri Neelesh Kumar Agarwal

5- M/s Allied Infracity LLP (LLP ID NO. ABA-8150 AND PAN- ABXFA8888L) a Limited Liability Partnership Firm in incorporated pursuant to section 12 (1) of the limited Liability partnership Act, 2008 having its registered office at P-6/14G, Deen Dayal Puram, Bareilly 243502 represented by its Partner Raj Kumar Khandelwal S/o Late Shri Jagdish Saran Khandelwal

For Competent Builders & Develop
For Competent Infracity Pvt. Ltd Partner
Director
For Competent Infracity Pvt. Ltd
Allied Infracity LLP Partner
For Competent Sai Infracity Pvt
Director
Rasa



आवेदन सं०: 202500787049605

भागीदारी विलेख

वही सं०: 4

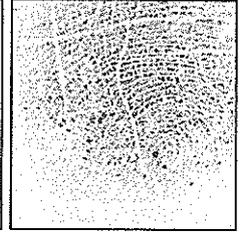
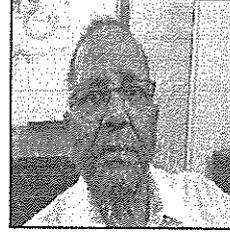
रजिस्ट्रेशन सं०: 459

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 1100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 100 योग : 600

श्री मैसर्स काम्पीटेन्ट बिल्डर्स एण्ड डवलपर्स द्वारा
विपिन कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व श्रीगोपाल
व्यवसाय : अन्य
निवासी: 14 सिविल लाइन्स बरेली

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श्री, मैसर्स काम्पीटेन्ट बिल्डर्स एण्ड डवलपर्स द्वारा

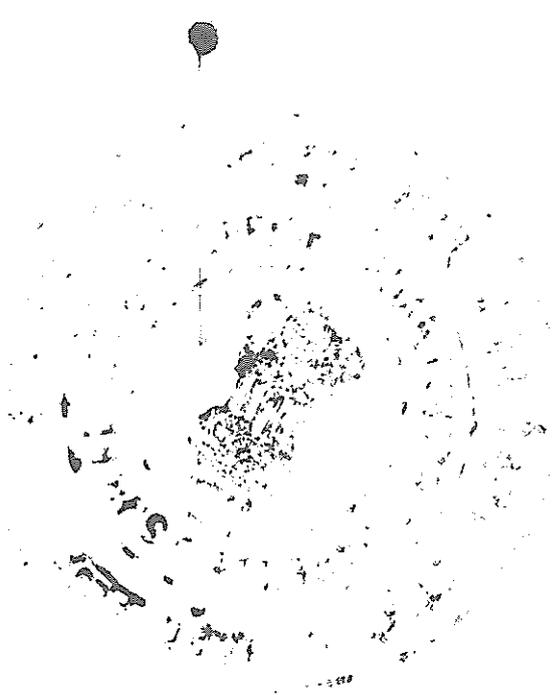
विपिन कुमार अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 06/11/2025 एवं
12:20:27 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Handwritten signature
रवि प्रकाश वर्मा
उप निबंधक :सदर प्रथम
बरेली
06/11/2025

विकास सक्सेना .
निबंधक लिपिक
06/11/2025



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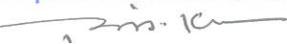
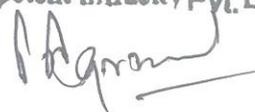
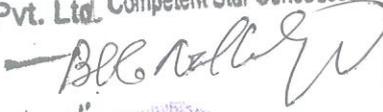
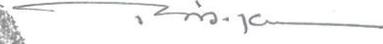
6- M/s Competent Sai Infraventures Pvt Ltd (CIN U70200UP2012PTC118174 PAN NO. AA ECC7281L) a private limited company registered under The Companies Act 2013 its registered office at C/o Har Govind Agarwal C 22, 23, Industrial Estate, Hathras, Hathras, Uttar Pradesh, India, 204101 represented by its Director Satish Chand Mangla S/o Mehar Chand Mangla.

7- Mr. Bipin Kumar (PAN-ABKPK7175P) S/o Shri Shri Gopal R/o 14, Civil Lines, Behind Biyabani Kothi, Bareilly.

8- Mr. Rajesh Kumar Gupta (PAN-ACLPG0716A) S/o Late Shri Prem Narayan Gupta R/o 177/4, Civil Lines, Station Road, Post Cantt. Bareilly.

Hereinafter collectively referred to as "Consortium Members or co promoter" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her/their legal heirs, successor-in-interest, Successors. Legal representatives and permitted assigns

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

For Competent Builders & Developers  
Partner
For Competent Infracore Pvt. Ltd  
Director
Allied Infracore LLP  
Partner
Competent Star Constructions Pvt. Ltd.  
Director
For Competent Sai Infracore Pvt. Ltd.  
Director
 
 
4
 



आवेदन सं०: 202500787049605

बही सं०: 4

रजिस्ट्रेशन सं०: 459

वर्ष: 2025

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

भागीदार: 1

श्री मैसर्स काम्प्यूटेन्ट बिल्डर्स एण्ड डवलपर्स के द्वारा
विपिन कुमार,

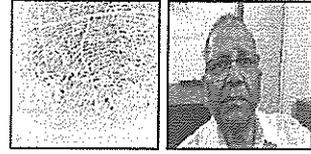
COMPETENT BUILDERS AND
DEVELOPERS

पुत्र श्री स्व श्रीगोपाल

निवासी: 14 सिविल लाइन्स बरेली

व्यवसाय: अन्य

भागीदार: 2



श्री मैसर्स काम्प्यूटेन्ट इन्फ्राहाईट्स प्रा० लि० के द्वारा
विपिन कुमार,

10

पुत्र श्री स्व श्रीगोपाल

निवासी: 14 सिविल लाइन्स बरेली

व्यवसाय: अन्य

भागीदार: 3



श्री मैसर्स काम्प्यूटेन्ट स्टार कंस्ट्रक्शनस प्रा० लि० के द्वारा
भोलानाथ अग्रवाल,

10

पुत्र श्री स्व हर गोविन्द अग्रवाल

निवासी: सी.बी.गंज बरेली

व्यवसाय: अन्य

भागीदार: 4



श्री मैसर्स काम्प्यूटेन्ट इन्फ्रासिटी प्रा० लि० के द्वारा परेश
कुमार अग्रवाल,

10

पुत्र श्री स्व नीलेश कुमार अग्रवाल

निवासी: जौहरपुर परसांखेड़ा बरेली

व्यवसाय: अन्य

भागीदार: 5



श्री मैसर्स एलाईड इन्फ्राटॉवर एलएनपी के द्वारा राज
कुमार खण्डेलवाल,

10

पुत्र श्री जगदीश सरन खण्डेलवाल

निवासी: पी-6/14जी दीन दयालपुरम बरेली

व्यवसाय: अन्य

भागीदार: 6



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WHEREAS

A. The Lead Member and Consortium Member are owner and in possession of land situated at VILLEGE NARIYAWAL, BAREILLY UP.

B. The Lead Member and Consortium Member intend to develop a residential township (herein '**International City Northern County**') on the Said Land of in accordance with the provisions of policy framed by the concern authorities (as amended from time to time) in this regard **vide the BDA Permit No. BDA/LD/21-22/0239 Dated 25-Sep-2025.**

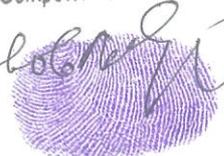
C. The Parties have agreed to appoint **Competent Builders And Developers** as a lead Member or promoter of the said project (**International City Northern County**) in the form of Consortium to provide the financial, technical, managerial and other services for the Project on the following terms and conditions:-

NOW, THEREFORE, THIS AGREEMENT WITNESSES AS FOLLOWS:-

In consideration of the mutual covenants of the Parties the sufficiency whereof is hereby acknowledges and other good valuable consideration, the Parties have agreed as follows:

For Competent Builders & Developers

For Competent Infrateights Pvt. Ltd. Competent Star Constructions Pvt. Ltd.



For Competent Infracity Pvt. Ltd

Partner

Allied Infracity LLP

For Competent Sai Infracity Pvt. Ltd.

[Signature]

Director

[Signature]
Partner

[Signature]
Director



[Signature]





श्री मैसर्स काम्प्यूटेन्ट साई इन्फ्रावेन्चर्स प्रा0 लि0 के द्वारा
सतीश चंद मंगला, |0

पुत्र श्री मेहर चंद मंगला

निवासी: सी 22,23 इंडस्ट्रीयल स्टेट हाथरस उ0प्र0

व्यवसाय: अन्य

भागीदार: 7



श्री विपिन कुमार,

|BIPIN KUMAR

पुत्र श्री स्व श्रीगोपाल

निवासी: 14 सिविल लाइन्स बरेली

व्यवसाय: अन्य

भागीदार: 8



श्री राजेश कुमार गुप्ता,

|RAJESH KUMAR GUPTA

पुत्र श्री स्व प्रेम नारायण गुप्ता

निवासी: 177/4 सिविल लाइन्स बरेली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री अनूप कुमार, पुत्र श्री राम भरोसे लाल

निवासी: ब्राह्मपुरा बरेली

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री प्रदीप अग्रवाल, पुत्र श्री राधा कृष्ण

निवासी: ब्राह्मपुरा बरेली

व्यवसाय: अन्य



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक : सदर प्रथम
बरेली
06/11/2025

विकास सक्सेना .
निबंधक लिपिक बरेली
06/11/2025

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1. LEAD MEMBER OR PROMOTER:

1.1 The Consortium Members has decided to appoint **Competent Builders And Developers** as a **Lead Member** or promoter of the project.

2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:

2.1 The purpose of this Agreement is to specify the responsibilities of the Parties towards the execution of the Project including land assembly, preparation of detailed project report, securing of clearances/approvals, execution and completion of development works/construction works, maintenance of services and management and disposal of properties and to set out further rights and obligations of the Parties supplementing but not conflicting with those present in this Agreement.

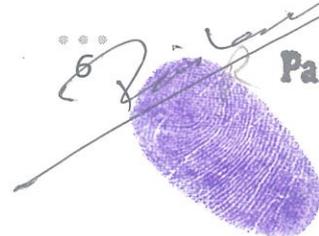
2.2 The Lead Member shall be absolutely authorized by the Consortium Members to make representation and declaration on their behalf before concern authorities for carrying out development and completion of the Project. Both the lead member & Consortium members shall be authorized to all legal and other compliance and open the required RERA designated bank accounts as per the guideline of the RERA, which shall be operated by either parter **Bipin Kumar or Raj Kumar Khandelwal** (any of them).

For Competent Builders & Developers  Partner

For Competent Infracity Pvt. Ltd.  Director

For Competent Infracity Pvt. Ltd.  Partner

For Competent Infracity Pvt. Ltd.  Partner

Allied Infracity LLP  Partner

Competent Star Constructions Pvt. Ltd.  Director

For Competent Sai Infracity Pvt.  Director

 Partner

 Director



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2.3 The Lead Member shall be responsible to obtain from government authorities/department all permissions (if require), no-objections and sanction of layout plans, revised layout plans required for development and completion of Project as well as building plans/ revised building plans for construction.

2.4 The Lead Member shall deal with all government authorities (if require) for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Project.

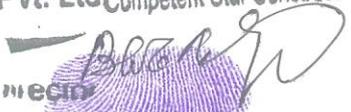
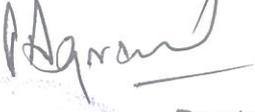
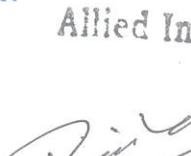
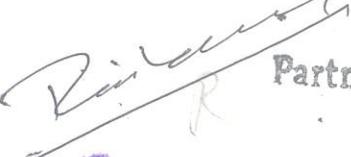
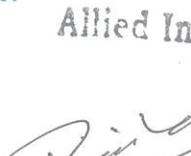
2.5 The Lead Member shall be responsible to make payment for all fee, charges, costs and expenses incurred in connection with the development and marketing the Project.

2.6 The Lead member shall be absolutely authorized to develop/Allot/book the properties of the project.only and the consortium members will have full authority to execute the sale deed of his/her respective property.

2.7 The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.

 For Competent Builders & Developers

 For Competent Infrateights Pvt. Ltd

 For Competent Star Constructions Pvt. L

 For Competent Infracity Pvt. Ltd

 Director
 Allied Infracity LLP

 Partner
 For Competent Sai Infracity Pvt. L

 Director






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3. PROJECT MANAGEMENT STRUCTURE:

3.1 It is clarified that no land is being transferred by this Consortium Agreement.

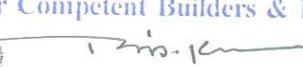
4. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

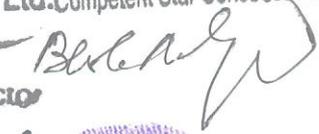
4.1 All cost/expenses/fee/charges relating to the Project shall be equally borne by the Lead Member and consortium members.

4.2 In lieu of the land contributed by the Members, considering the market response of the Project the Both the Lead member and Consortium Members shall be entitled for Gross Revenue of the Project.

The term "GROSS REVENUE" for the purpose of this clause shall mean revenue as shown in the financials of Lead Member.

4.3 The Parties hereby agree that the Lead member and Consortium Members are entitled to all rights and benefits accruing with respects to the said land and/ or the project.

 For Competent Builders & Developers

 For Competent Infrateights Pvt. Ltd. Competent Star Constructions Pvt. Ltd.
 Director

 Director
 For Competent Infracity Pvt. Ltd. Partner
 Director
 Allied Infracore LLP
 Partner
 For Competent Sai Infracore Pvt. Ltd
 Director
 8
 Ray




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GENERAL TERMS AND CONDITIONS:

4.4 MISC

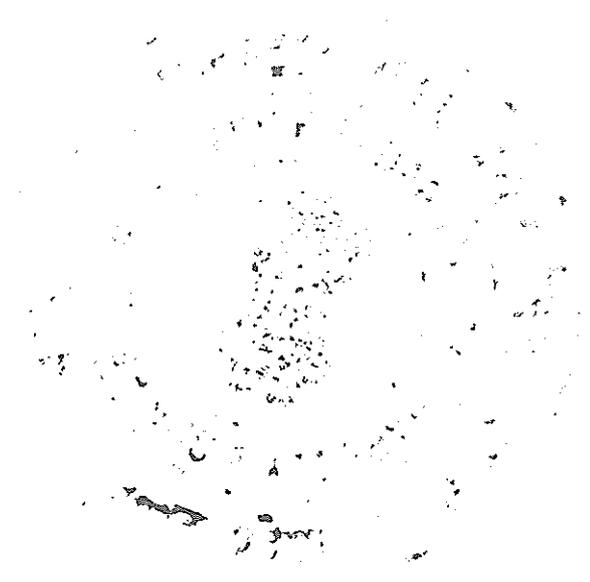
a) The Lead Member and Consortium Members shall by mutual understanding and agreement decide (I) the method and/or manner of carrying out development/construction and completion of the Project or matters incidental thereto and (ii) to dispose of the properties of the Project on such price, terms and condition as it deem fit and proper.

b) The Consortium Members shall sign all documents as may be required by the Lead Member time to time without any objection thereby authorizing Lead Member to

- (i) handover the project to the association of allottee (s) of the project and/or concerned authorities as the case may be
 - (ii) to open and manage the RERA bank accounts
 - (iii) allot/book the sanctioned properties of the project to any person(s) and receive the sale consideration into the RERA bank account
 - (iv) Submit QPR to RERA and other paper works if require time to time
 - (v) appoint the RERA consultant or any other consultant/professional (like architect, civil engineer, electrical engineer, Chartered accountant, contractor etc.) if require for the said project.
- c) The Consortium members hereby agrees and undertakes to identify and hold harmless the Lead Member and its

For Competent Builders & Developers
For Competent Infraheights Pvt. Ltd.
Competent Star Constructions Pvt. Ltd.
Director
Director
For Competent Infracity Pvt. Ltd. Partner
Allied Infracore LLP
Partner
For Competent Sai Infracore Pvt. Ltd.
Director
Director

100



E STAMP No.- IN-UP22117522189071X
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officers, and employees from and against and pay and make good the monetary value of, any and losses incurred or suffered by the Lead Member directly arising out of, relating to or resulting from:

- i. Breach of any representations and warranties contained in the Agreement; or
- ii. A breach of any provision of this Agreement

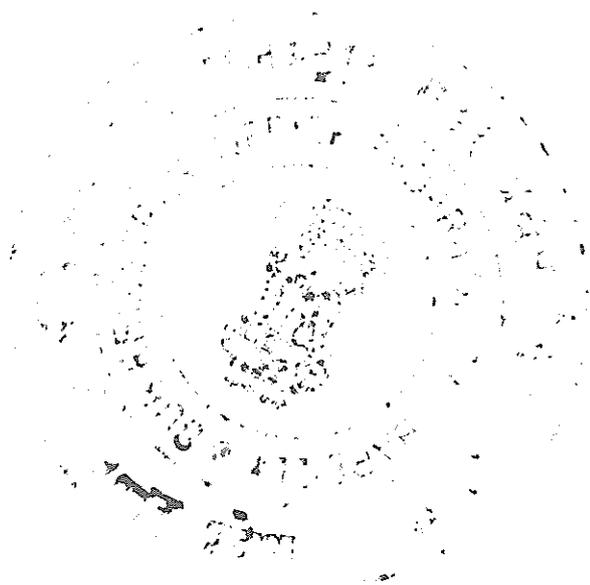
d) Any Provision of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in anyway the remaining provisions thereof.

e) In case of any change in the Consortium Members of the Consortium, an amended Consortium Agreement shall be submitted to the authority by the Lead Member.

f) The Parties hereby understand and agree that each party shall be individually liable to meet out there obligations pertaining to the tax/s as maybe attracted on the present understanding.

4.5 **GOVERNING LAW:** This Agreement shall in respect be construed in accordance with Laws Of India, as amended from time to time and in event of conflict between the provisions of this Agreement and the said laws the later shall prevail.

For Competent Builders & Developers
For Competent Infraheights Pvt. Ltd.
Competent Star Constructions Pvt. Ltd.
Director
For Competent Intraclay Pvt. Ltd.
Partner
Allied Infratower LLP.
For Competent Sai Infraventure Pvt. Ltd.
Director
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Partner
Director



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4.6 **FORCE MAJEUR:** None of the Parties shall be held in default in the performance of the obligation under this 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, Government Action. In the event of force majeure, the Parties of the Agreement undertake to consult each other.

4.7 **SETTLEMENT OF DISPUTES:**All Parties agree to settle amicably all disputes arising out of or concerning this Agreement. In the event of the Parties failing to amicably resolve any dispute in the foregoing matter, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.

4.8 **WAIVER:** The waiver of any Party of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to waiver of the subsequent breach.

4.9 **TOTALITY:** This Agreement embodies the entire understanding of the members and there are no promises, terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this Agreement shall be binding on either party unless reduced

For Competent Builders & Developers Pvt. Ltd. Partner
For Competent Infraheights Pvt. Ltd. Director
Competent Star Constructions Pvt. Ltd. Director
For Competent Infracity Pvt. Ltd. Director
Allied Infracity LLP Partner
For Competent Sai Infracity Pvt. Ltd. Director
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E STAMP No.- IN-UP23595817316913X

to writing and signed by them or their duly authorized representative as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreement between the Parties of the Project. The agreement shall be valid and enforceable till the completion of the Project.

4.10 **CONFIDENTIALITY:** All members shall be under obligation not to disclose any information of terms of this Agreement to any third party. All documents and information exchanged between the Parties for the purpose of Project shall be treated as strictly confidential by the other members and shall not be share by any other outside agency except the concern Development Authority & Government of Uttar Pradesh.

4.11 **NOTICES:** Any notice required pursuant to the Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Agreement.

4.12 **DURATION OF CONSORTIUM AGREEMENT:** This Agreement is irrevocable in nature, however same shall stand concluded upon completion of the project and handing over of the same to the association of allottee/s of the Project and/or concerned authorities, as the case may be. However any partner of the Lead Member can

For Competent Builders & Developers For Competent Infraheights Pvt. Ltd. Competent Star Constructions Pvt. Ltd

For Competent Infracity Pvt. Ltd

Allied Infracore LLP

For Competent Sai Infracore Pvt. Ltd

Director

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Partner

Director



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buy out the share of the other consortium member(s) with his/her consent, following which said consortium members will cease to be part of this consortium agreement.

4.13 LIABILITY:

The Parties hereby understand and agree that each Party shall be individually liable for any default with regard to the deliverables of its/his/her part under the terms and conditions of this Agreement.

IN WITNESS WHEREOF the Lead Member and Consortium Members have executed this agreement on this 04th day of November, 2025 at Bareilly.

MEMBERS

For Competent Builders & Developers Partner
For Competent Infrateights Pvt. Ltd. Director
Competent Star Constructions Pvt. Ltd. Director
For Competent Infracity Pvt. Ltd. Director
Allied Infracity LLP Partner
For Competent Sai Infracity Pvt. Ltd. Director
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MEMBERS

For Competent Builders & Developers

For Competent Infraheights Pvt. Ltd.

Competent Star Constructions Pvt. Ltd.


.....
Partner


.....
Director

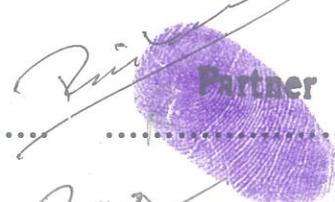

.....
Director

For Competent Infracity Pvt. Ltd.

Allied Infracore LLP

For Competent Sai Infracore Pvt. Ltd.


.....
Director


.....
Partner


.....
Director


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.....



1. WITNESSES

Anoop Kumar

S/O Lt. Shri Ram Bharose Lal

R/o Brahmpura, Bareilly

Mob.- 9219730608





2. WITNESS

Pradeep Agarwal

S/o Radha Krishna

R/o Brahmpura, Bareilly

Mob.- 6395394855

Prepared By M. Saxena
Advocate
Jail Road, Bareilly

Date:- 6-11-2025

Drafted By:-

Typed By:-

Prepared By Me
S. B. Saxena
Advocate
Jail Road, Bareilly

Prepared By Me
S. B. Saxena
Advocate
Jail Road, Bareilly

आवेदन सं०: 202500787049605

बही संख्या 4 जिल्द संख्या 364 के पृष्ठ 139 से 170 तक क्रमांक 459 पर दिनांक 06/11/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्रीम प्रकाश वर्मा
उपनिधिक : सदर प्रथम
बरेली
05/11/2025

