



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

SAURABH VERMA
Advocate
L-18, Tehsil Compound
Ghaziabad



IN-UP38787503544929Y

RAJ KUMAR GUPTA
LICENSE NO.: 11
TEHSIL, GHAZIABAD

DOCUMENT SCAN

Lock

Certificate No. : IN-UP38787503544929Y
 Certificate Issued Date : 07-Jan-2026 01:32 PM
 Account Reference : NEWIMPACC (SV)/ up14000304/ GHAZIABAD/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1400030473745922343125Y
 Purchased by : RHOMES PVT LTD
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : KHASRA NO.360MI VILLAGE BHOWAPUR GHAZIABAD
 Consideration Price (Rs.) :
 First Party : RHOMES PVT LTD
 Second Party : MESSERS RAMPRASTHA REAL ESTATE PVT LTD
 Stamp Duty Paid By : RHOMES PVT LTD
 Stamp Duty Amount(Rs.) : 5,000
 (Five Thousand only)

5,000.00



LOCKED BY

S.R.O. Ind
Ghaziabad

Please write or type below this line

For R HOMES PRIVATE LIMITED

Authorised Signatory

For Ramprastha Real Estate Private Ltd.

Auth. Signatory

PF 0024402407

Statutory Alert:

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

CONSORTIUM AGREEMENT

This Consortium agreement is made at Ghaziabad on 07th day of January, 2026
by and

BETWEEN

RHOMES PVT. LTD., Regd. Office at 81, First Floor, Poorvi Marg, Vasant Vihar, New Delhi-110057 through its authorized signatory **Shri ABHISHEK VERMA** S/o Late Shri Durga Prasad R/o B-168, Nehru Nagar-II, Ghaziabad-201000, Duly authorized vide resolution dated 31-12-2025.

And

M/S RAMPRASTHA REAL ESTATE PVT. LTD., Regd. Office at D-194, Basement, Gate-1 (Front Side), Okhla Industrial Area, Phase-1, New Delhi-110020 through its authorized signatory **Shri MANISH KUMAR** S/o Shri Jayneshwar Singh R/o 206, Shivakhand, Jhilmil Colony, Vishwakarma Nagar, Jhilmil, East Dehli, Delhi (Owner of Khasra No.- 360 mi area-1800 sqmt duly authorized vide resolution dated 30-12-2025.

For R HOMES PRIVATE LIMITED


Authorised Signatory

For Ramprastha Real Estate Private Ltd.


Auth. Signatory



आवेदन सं०: 202600739001670

अनुबंध विलेख/घोषणा पत्र

वही सं०: 4

रजिस्ट्रेशन सं०: 15

वर्ष: 2026

प्रतिफल- 0 स्टाम्प शुल्क- 5000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 60 योग: 560

श्री आरहोम्स प्रा० लि० द्वारा
अभिषेक वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री दुर्गा प्रसाद
व्यवसाय: व्यापार
निवासी: 81 फर्स्ट फ्लोर पूर्वी मार्ग बसन्त विहार नई दिल्ली 110057



श्री. आरहोम्स प्रा० लि० द्वारा

अभिषेक वर्मा अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 07/01/2026 एवं 04:38:15
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुखराम सिंह
उप निबंधक - सदर द्वितीय
गाजियाबाद
07/01/2026

रशि प्रसाद
निबंधक लिपिक
07/01/2026

For R HOMES PRIVATE LIMITED

Authorized Signatory



Whereas all the above mention parties have entered into and executed this consortium agreement to form a consortium of developer company under the name and style of "**RHOMES PVT. LTD.**" as developer and "**RA SECTOR SHOPPING**" as project title , with the object of development of **PROJECT RA SECTOR SHOPPING** on khasara no 360 mi., village- Bhowapur, Tehsil- Ghaziabad, Distt- Ghaziabad, admeasuring plot area under scheme, 620.570 SQMT ,Respectively. the lead firm and owner of collectively referred to the parties and individually as the party.

Now this consortium agreement & its terms and conditions are witness as under:-

1. That the principle place of office of the consortium shall be Delhi or such other places as may be mutually decided by the consortium members.
2. That the consortium shall be formed and operate under the name & style of "**RHOMES PVT. LTD.**" as developer and "**RA SECTOR SHOPPING**" as project title through it's Director Shri **Amit Yadav.**
3. That the consortium has been formed with an object of development of commercial development layout project in the state of Uttar Pradesh and for submitting the layout plan to the Ghaziabad Development Authority/other Govt. Authority and getting other approval from the various Govt. Dept. for development of commercial development layout projects in the state of Uttar Pradesh.

For R HOMES PRIVATE LIMITED


Authorised Signatory

For Ramprastha Real Estate Private Ltd.


Auth. Signatory



आवेदन सं०: 202600739001670

बही सं०: 4

रजिस्ट्रेशन सं०: 15

वर्ष: 2026

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

श्री आरहोम्स प्रा० लि० के द्वारा अभिषेक वर्मा,

IRHOMES PVT LTD

पुत्र श्री दुर्गा प्रसाद

निवासी: 81 फर्स्ट फ्लोर पूर्वी मार्ग बसन्त विहार नई दिल्ली 110057

व्यवसाय: व्यापार

द्वितीय पक्ष: 1



श्री मैसर्स रामप्रस्थ रियल एस्टेट प्रा० लि० के द्वारा मनीष कुमार,

M/S RAMPRASTHA REAL ESTATE PVT LTD

पुत्र श्री जयनेश्वर सिंह

निवासी: डी-194 बेसमेंट गेट-1 फ्रन्ट साईड ओखला इण्डस्ट्रियल एरिया फेस-1 नई दिल्ली

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता : 1



श्री वीरेन्द्र, पुत्र श्री अनेकपाल

निवासी: तहसील कम्पाउण्ड गा०बाद

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री आदित्य वर्मा, पुत्र श्री वीरेन्द्र वर्मा

निवासी: चे० नं० एल-18 तहसील कम्पाउण्ड गा०बाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुखशम सिंह
उप निबंधक : सदर द्वितीय
गाजियाबाद
07/01/2026

रश्मि श्रीवास्तव
निबंधक लिपिक गाजियाबाद
07/01/2026




की प्रत्यक्ष भद्र साक्षियों के निशान अंगठे नियमानुसार लिपिबद्ध है।
टिप्पणी:

4. That the consortium shall be deemed to have come into existence with effect from the date of execution of this agreement.
5. That the consortium members have mutually decided to appoint "RHOMES PVT. LTD." through it's Director Shri Amit Yadav.
6. That the member of this consortium shall have no right to assign of the its benefit, right, and liabilities under this agreement to any other company, firm of person without obtaining the prior written permission from the members of the consortium.
7. That the role and services of individual members shall be decided jointly and with the consent of all the parties. The first party with however be entrusted task of the proposed project. In case of any dispute the lead member shall have final say in the matter.
8. The consortium agreement shall in respect be constructed in accordance with the laws of India as amended from time to time and in the event of conflict between the provision of the consortium and he said laws the latter shall prevail.

For R HOMES PRIVATE LIMITED


Authorised Signatory

For Ramprastha Real Estate Private Ltd.


Auth. Signatory

SAURABH VERMA

Advocate

L-18, T... Compound,



For R HOMES PRIVATE LIMITED


Authorised Signatory



9. All the members agree to settle amicably all disputes arising out of concerning this consortium agreement. In the event of the member failing to amicably resolve any dispute the matter shall be referred to the arbitrator to the decided mutually, whose decision shall be binding.
10. The wavier of any member of any breach of any terms of this consortium agreement shall not prevent the subsequent enforcement of that terms and shall not deemed to be wavier of any subsequent breach.
11. The entire members shall be under obligation of not disclosing any information or terms of any 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 agreement shall be treated as strictly confidential by the other members and not be shares by other outside agency except the government of Uttar Pradesh.3
12. Any notice required pursuant to this consortium agreement shall be given in writing and shall be delivered by hand under acknowledgement of sent by facsimile to the other party at the address appearing in the beginning of the consortium agreement.

For R HOMES PRIVATE LIMITED


Authorised Signatory

For Ramprastha Real Estate Private Ltd.


Auth. Signatory


SAURABH VERMA
Advocate
18, T...
sil Compound,
aziabad



For Ramprastha Real Estate Private Ltd.

Auth. Signatory



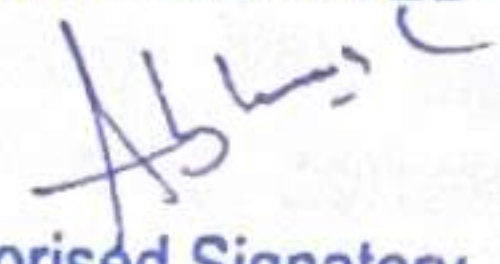
5

13. The terms and conditions of the consortium agreement may be modified/amended as may be stipulated by the government of Uttar Pradesh and as mutually agreed by the consortium members. The consortium does not have any land and shall acquire land in future & develop project as per the policies of State of U.P. and concerned authorities.

14. The consortium agreement shall be valid and enforceable till the completion of the given project.

In witness whereof, the member have executed this consortium agreement on this 07th day of January, 2026 and have caused this consortium agreement to be signed on their behalf in the manner set below:

For R HOMES PRIVATE LIMITED


Authorised Signatory

For Ramprastha Real Estate Private Ltd.


Auth. Signatory

For R HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

For Ramprastha Real Estate Private Ltd.

[Signature]
Auth. Signatory

FOR RHOMES PVT. LTD.

FOR RAMPRASTHA REAL ESTATE PVT. LTD.

Witnesses

1. Virendra S/o Sh. Anekpal
R/o Tehsil Compound, Ghaziabad

[Signature]

2. Aditya Verma S/o Sh. Virendra Verma
R/o Ch. No.L-18, Tehsil Compound, Ghaziabad

[Signature]

[Signature]
SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad



[Signature]
SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad




Drafted By :- SAURABH VERMA ADVOCATE, Tehsil Compound, Ghaziabad.

SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad

आवेदन सं०: 202600739001670

बही संख्या 4 जिल्द संख्या 1748 के पृष्ठ 337 से 350 तक क्रमांक 15 पर दिनांक
07/01/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


मुखराम सिंह
उप निबंधक : सदर द्वितीय
गाजियाबाद
07/01/2026





RABH VERMA
 Advocate
 Tehsil Compound,
 Ghaziabad

INDIA NON JUDICIAL



IN-UP66872468905780Y

Government of Uttar Pradesh

e-Stamp

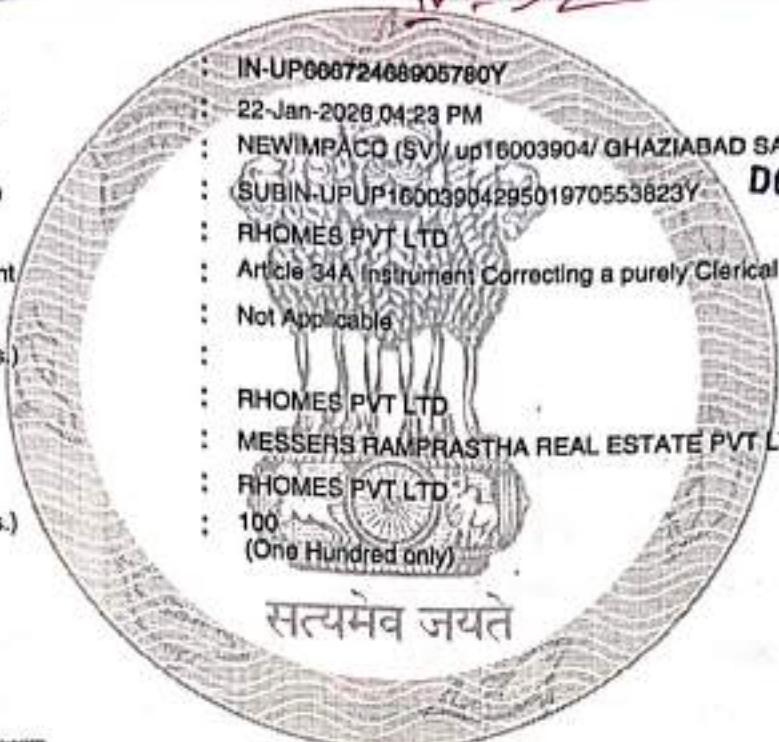
100/-
 स्टाम्प विक्री
 संगीता
 लाईसेंस नं-598
 चक्र तहसील गजियाबाद

Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description
 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount(Rs.)

IN-UP66872468905780Y
 22-Jan-2028 04:23 PM
 NEWIMPACO (SV) / up16003904/ GHAZIABAD SADAR/ UP-GZB
 SUBIN-UPUP1600390429501970553823Y
 RHOMES PVT LTD
 Article 34A Instrument Correcting a purely Clerical Error
 Not Applicable
 RHOMES PVT LTD
 MESSERS RAMPRASTHA REAL ESTATE PVT LTD
 RHOMES PVT LTD
 100
 (One Hundred only)

DOCUMENT SCAN

₹100 ₹100 ₹100 ₹100



₹100



LOCKED BY

S.R.O. Ind
 Ghaziabad

IN-UP66872468905780Y

Please write or sign below this line

For R HOMES PRIVATE LIMITED

Authorised Signatory

For Ramprastha Real Estate Private Ltd.

Auth. Signatory

Statutory Alert:

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

AMENDMENT AGREEMENT

This AMENDMENT AGREEMENT is made at Ghaziabad on 23rd day of January, 2026 by and

BETWEEN

RHOMES PVT. LTD., Regd. Office 81, First Floor, Poorvi Marg, Vasant Vihar, New Delhi-110057 through its authorized signatory Shri ABHISHEK VERMA S/o Late Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad-201000, duly authorized vide resolution dated 31-12-2025.

And

For R HOMES PRIVATE LIMITED

Authorised Signatory

For Ramprastha Real Estate Private Ltd.

Auth. Signatory




For R HOMES PRIVATE LIMITED
SAURABH VERMA
Advocate
L-18, Teakail Compound, Ghaziabad
Authorised Signatory



M/S RAM
Bas

आवेदन सं०: 202600739006288

अनुबंध वित्त/धोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 52

वर्ष: 2026

प्रतिफल - 0 स्टाफ शुल्क - 100 बाजारी मूल्य - 0 फंजीकरण शुल्क - 100 प्रतिनिधिकरण शुल्क - 60 योग : 160

श्री आरहोमस प्रा०ति० द्वारा
अभिषेक वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री दुर्गा प्रसाद
व्यवसाय : व्यापार
निवासी: रजि० अफिस 51 फर्स्ट फ्लोर पूर्वी मार्ग वसन्त विहार नई दिल्ली-110057

Handwritten signature



श्री. आरहोमस प्रा०ति० द्वारा अभिषेक वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक 23/01/2026 एवं 02:46:02 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

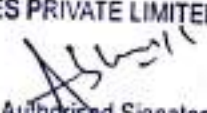
Handwritten signature
मुन्कराम सिंह
उप निबंधक अदर द्वितीय
गाजियाबाद
23/01/2026
रविम प्रोवास्तव
निबंधक तिपिक
23/01/2026



M/S RAMPRASTHA REAL ESTATE PVT. LTD., Regd. Office at D-194 Basement Gate-1 (Front Side), Okhla Industrial Area Phase -1 New Delhi - 110020 through its authorized signatory Shri MANISH KUMAR S/o Shri Jayneshwar Singh R/o 206, Shivakhand Jhilmil Colony, Vishwakarma Nagar, Jhilmil, East Delhi, Delhi (Owner of Khasra no.- 360mi area-1800 sq.mt. duly authorized vide resolution dated -30-12-2025)



Whereas all the above mention parties have entered into and executed this consortium agreement dated -07/01/2026 bearing registration no - 15 to form a consortium of developer company under the name and style of "RHOMES PVT. LTD." as developer and "RA SECTOR SHOPPING " as project title, with the object of development of Commercial building RA SECTOR SHOPPING on khasara no 360Mi, village- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad, admeasuring plot area under scheme, 620.570 SQMT, Respectively. the lead firm and owner of collectively referred to the parties and individually as the party.

For R HOMES PRIVATE LIMITED


Authorised Signatory

For Ramprastha Real Estate Private Ltd.


Auth. Signatory



SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad

For Ramprastha Real Estate Private Ltd.


Auth. Signatory

3



आवेदन सं०: 202600739006288

वही सं०: 4

रजिस्ट्रेशन सं०: 52

वर्ष: 2026

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

श्री आरहोमस प्रा०लि० के द्वारा अभियेक वर्मा,

JRHOMES PVT LTD

पुत्र श्री दुर्गा प्रसाद

निवासी: रजि० आफिस 81 फर्स्ट फ्लोर पूर्वी मार्ग वसन्त विहार नई दिल्ली-110057

व्यवसाय: व्यापार

द्वितीय पक्ष: 1



श्री मैसर्स रामप्रस्था रियल एस्टेट प्रा०लि० के द्वारा मनीष कुमार,

JM/S RAMPRASTHA REAL ESTATE PVT LTD

पुत्र श्री जयनेश्वर सिंह

निवासी: रजि० आफिस डी-194 बेसमेट गेट नं० 1 फ्लन्ट साईड ओखला इण्डस्ट्रियल एरिया फेस-1 नई दिल्ली-110048

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री वीरिन्द्र, पुत्र श्री अनेकपाल

निवासी: तहसील कम्पा० गा०बाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री आदित्य वर्मा, पुत्र श्री वीरिन्द्र वर्मा

निवासी: चे० नं० एल-18 तहसील कम्पा० गा०बाद

व्यवसाय: अन्य



ने की। प्रत्यक्षतः भद्र साक्षियों के नियम 3 के नियमानुसार लिए गए हैं।
टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुखराम सिंह

उप निबंधक : सक्द्र द्वितीय

गाजियाबाद

23/01/2026

रश्मि शर्मा सिंह

निबंधक लिपिक गाजियाबाद

23/01/2026

006288

Now this amendment agreement & its terms and conditions are witness as under:-

AMENDMENTS TO THE TERMS OF THE CONSORTIUM AGREEMENT Clause 13 shall be deleted in entirety from the Execution Date.

13. The terms and conditions of the consortium agreement may be modified/amended as may be stipulated by the government of Uttar Pradesh and as mutually agreed by the consortium members. The consortium does not have any land and shall acquire land in future & develop project as per the policies of State of U.P. and concerned authorities.

Clause 13 shall be deleted in entirety, effective from execution date

This Agreement shall be deemed to be effective on and from the date of execution hereof.

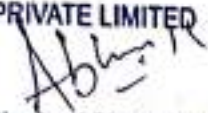
For R HOMES PRIVATE LIMITED
Abhishek
Authorised Signatory

For Ramprastha Real Estate Private Ltd.
Rajiv
Auth. Signatory



In witness whereof, the member have executed this agreement on this 23rd day of January, 2026 and have caused this AMENDMENT AGREEMENT to be signed on their behalf in the manner set below:

For R HOMES PRIVATE LIMITED


Authorised Signatory

For Ramprastha Real Estate Private Ltd.


Auth. Signatory

.....
FOR RHOMES PVT. LTD

.....
FOR RAMPRASTHA REAL ESTATE
PVT. LTD.

Witnesses

1. Virendra S/o Sh. Anekpal
R/o Tehsil Compound, Ghaziabad

SAURABH VERMA

L-18, Tehsil
Ghaziabad




2. Aditya Verma S/o Sh. Virendra Verma
R/o Ch. No.L-18, Tehsil Compound, Ghaziabad



SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad



Drafted By :- SAURABH VERMA ADVOCATE, Tehsil Compound,
Ghaziabad.


SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad

बही संख्या 4 जिल्द संख्या 1750 के पृष्ठ 239 से 252 तक क्रमांक 52 पर दिनांक 23/01/2026 को
रजिस्ट्रीकृत किया गया।

आवेदन सं०: 202600739006288

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुखराम सिंह
उप निबंधक : सदर द्वितीय
गाजियाबाद
23/01/2026

