

SAURABH VERMA

TV-2381

Advocate

L-18, Tehsil Compound,
Ghaziabad

भारतीय गैर न्यायिक



उत्तर प्रदेश UTTAR PRADESH

1

GE 014998

CONSORTIUM AGREEMENT

This Consortium agreement is made at Ghaziabad on 31st day of MAR, 2022 by and

BETWEEN

✓ R HOMES PVT. LTD., 81, first floor, Poorvi Marg, VasantVihar, New Delhi-110051 through its authorized signatory Shri AbhishekVerma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad201000, (Owner of Khasra no.- 339, area- 1774 sqmt , vill- Bhowapur, Tehsil-Ghaziabad, Distt-Ghaziabad.)duly authorized vide resolution dated 10th January, 2021. (First party)

For RHOMES PRIVATE LIMITED

Abhishek
AUTHORISED SIGNATORY

Abhishek
For Gay Pictures Pvt. Ltd

Abhishek
For KAMLA VALLABH DEVELOPERS

Authorized Signatory

For Ramprastha Real Estate Private Ltd.

Nitesh
Auth. Signatory

Abhishek

Abhishek

Abhishek



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उत्तर प्रदेश UTTAR PRADESH

GE 014999

And

✓ GAY PICTURES PVT. LTD., 81, first floor, Poorvi Marg, VasantVihar, New Delhi-110051 through its authorized signatory Shri AbhishekVerma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad201000, (Owner of Khasrasno.- 335 ,Area-8089 sqmt , vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghāziabad) duly authorized vide resolution dated 10th January, 2021.(Second party)

And

✓ M/S KAMLA VALLABH DEVELOPERS., 81, first floor, Poorvi Marg, VasantVihar, New Delhi-110051 through its authorized signatory Shri AbhishekVerma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad-201000, (Owner of Khasra no.- 340m area-3182 sqmt , vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad) duly authorized vide resolution dated 10th January, 2021.(Third Party)

For RHOMES PRIVATE LIMITED

AUTHORISED SIGNATORY

Abhishek

For Gay Pictures Pvt. Ltd.

Auth. Signatory

Abhishek

For KAMLA VALLABH DEVELOPERS

Authorized Signatory

Abhishek

For Ramprastha Real Estate Private Ltd.

Auth. Signatory

Nitesh

RAMPRASTHA NXT PROJECTS PVT. LTD.

(Authorized Signatory)

Abhishek

Abhishek

Abhishek

Abhishek

Abhishek

29/05/22

1007

बही सं०: 4

8 अगस्त 2022

वर्ष: 2022

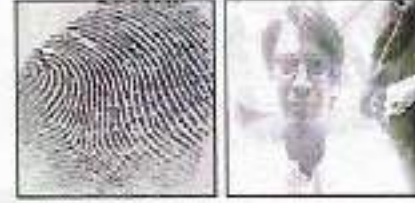
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

भागीदार: 1

श्री आर हॉम्स प्रा लि के द्वारा अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: अन्य

Abhinav

भागीदार: 2

श्री गे पिकचर्स प्रा लि के द्वारा अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: अन्य

Abhinav

भागीदार: 3

श्री मैसर्स कमला बल्लभ डवलपर्स के द्वारा अभिषेक वर्मा, पुत्र श्री,

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: व्यापार

Abhinav

भागीदार: 4

श्री मैसर्स रामप्रस्थ रियल एस्टेट प्रा लि के द्वारा नीलेश कुमार, पुत्र श्री माधव सिंह

निवासी: ए-28 अगर नगर प्रेम नगर-3 किराडी सुलेमान गढ दिल्ली-110086

व्यवसाय: अन्य

Nilash

भागीदार: 5

श्री मैसर्स रामप्रस्थ नेक्सट प्रोजेक्टस प्रा लि के द्वारा रोहित कुमार, पुत्र श्री चाहत सिंह

निवासी: ग्राम भोवापुर गाजियाबाद

व्यवसाय: अन्य

Rohit

भागीदार: 6

श्री कुनाल आहुजा के द्वारा अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: व्यापार

Abhinav

भागीदार: 7

श्री दिनेश कुमार के द्वारा अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: व्यापार

Abhinav

भागीदार: 8

श्री जयकिशन के द्वारा अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: व्यापार

AUTHORIZED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

3

GE 015000

And

M/S RAMPRASTHA REAL ESTATE PVT. LTD., Flat No. 8, B-23/25, Kailash Colony, New Delhi-110048 through its authorized signatory Shri Nitesh Kumar s/o Madhav Singh ,A-28 Agar Nagar Prem Nagar-3 KirariSulemannagardelhi -110086 (Owner of Khasra no.- 340m area -3230 sqmt, &Khasra no.- 360m area-1800 sqmt&Khasra no.- 361 m area-645 sqmt&khasra no 340m area-500sqmt , vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad) duly authorized vide resolution dated 10th JANUARY 2022(Fourth party)

And

M/S RAMPRASTHA NXT PROJECTS PVT. LTD ,H.NO 15 HarCharanBaghAndheria More Mehrauli New Delhi-110074 through its authorized signatory Shri Rohitkumar s/o Chaht Singh(owner of khasra no-340m area-4048sqmt,&khasra no 340m area 2801sqmt , vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad)(Sixth party)

For RHOMES PRIVATE LIMITED

For Gay Pictures Pvt. Ltd.

For KAMLA VALLABH DEVELOPERS

AUTHORISED SIGNATORY

Abhishek
Authn. Signatory

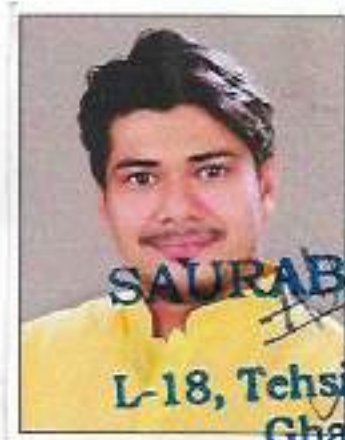
Abhishek
Authorized Signatory

For Ramprastha Real Estate Private Ltd.

RAMPRASTHA NXT PROJECTS PVT. LTD.

Nitesh
Authn. Signatory

Rohit
(Authorized Signatory)



SAURAB VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad

Abhishek

Abhishek

Abhishek

Abhishek



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20/03/22

Abhinav

भागीदार: 9

श्री आर. एस. प्रसाद, पूर्व गाजीपुर जिला

श्री ज्ञानेन्द्र कुमार के द्वारा अभियेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: बी-168 नेहरु नगर-2 गा0बाद

व्यवसाय: व्यापार

Abhinav



निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री गोपाल, पुत्र श्री प्रहलाद सिंह

निवासी: इन्दरगढी डामना गा0बाद

व्यवसाय: अन्य

पहचानकर्ता: 2

Handwritten signature of the second party.



श्री फरहान फारुखी, पुत्र श्री इसरार फारुखी

निवासी: होली वाला सराय हसनपुर अमरोहा

व्यवसाय: अन्य

Farhan Farukhi



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की 4 प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

शर्मा नविकुमार एस०
उप निबंधक: चंद्र द्वितीय
गालियाबाद

विनीत कुमार -
निबंधक लिपिक

प्रिंट करें



VERMA
Advocate
Compound,
bad



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उत्तर प्रदेश UTTAR PRADESH

GE 015002

And

✓ Kunal Ahuja S/o Shri Sunil Ahuja R/o 86, Shivalik Apartments, Alaknanda, New Delhi-110019, U.P., through its authorized signatory Shri Abhishek Verma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad-201000, (Owner of Khasra no.- 339 , area-4046, vill- Bhowapur, Tehsil- Ghaziabad, Distt- Ghaziabad) duly authorized vide consent dated 10th January, 2021.(Seventh party)

And

✓ Dinesh Kumar S/o Shri Attar Singh R/o Vill- Bhowapur, Distt. Ghaziabad, U.P., through its authorized signatory Shri Abhishek Verma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad-201000, (Owner of Khasra no.- 340 mi. , area-236.33 , vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad) duly authorized vide consent dated 10th January, 2021.(Eighth party)

For RHOMES PRIVATE LIMITED

For Gay Pictures Pvt. Ltd.

For KAMLA VALLABH DEVELOPERS

AUTHORISED SIGNATORY

Auth. Signatory

Authorized Signatory

For Ramprastha Real Estate Private Ltd.

RAMPRASTHA NXT PROJECTS PRIVATE LTD.
Auth. Signatory



ABHISHEK VERMA
Advocate
B-168, Nehru Nagar-II, Ghaziabad





उत्तर प्रदेश UTTAR PRADESH

5

GE 015003

And

✓ Jaykishan S/o Shri Attar Singh R/o Vill- Bhowapur, Distt. Ghaziabad, U.P., through its authorized signatory Shri Abhishek Verma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad-201000, (Owner of Khasra no.- 340 mi. , area-236.33, vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad) duly authorized vide consent dated 10th January, 2021.(Ninth party)

And

✓ Gyanendra Kumar S/o Shri Attar Singh R/o Vill- Bhowapur, Distt. Ghaziabad, U.P., through its authorized signatory Shri Abhishek Verma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad-201000, (Owner of Khasra no.- 340 mi. , area-236.3, vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad 3) duly authorized vide consent dated 10th January, 2021.(Tenth party)

For RHOMES PRIVATE LIMITED

AUTHORISED SIGNATORY

For Ramprastha Real Estate Private Ltd.

Auth. Signatory



For Gay Pictures Pvt. Ltd.

RAMPRASTHA PROJECTS PVT. LTD.

VERMA
Advocate
Compound,
abad

For KAMLA VALLABH DEVELOPERS

Authorized Signatory

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29/03/22

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THE LAW OFFICE

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FOR RHOIMZ PRIVATE LIMITED
AUTHORIZED SIGNATORY

VERMA
Advocate
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उत्तर प्रदेश UTTAR PRADESH

GE 015004

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 "R HOMES PVT. LTD" as developer and "RAMPRASTHA AVENUE" as project title , with the object of development of Residential plotted development layout on khasara no. 335, 339, 340, 360, 361, vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad, admeasuring plot area under scheme, 30824.00 sqmt., 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 "R HOMES PVT. LTD" as developer and "RAMPRASTHA AVENUE" as project title through it's Director Shri Amit Yadav.

For RHOMES PRIVATE LIMITED

Abhishek
AUTHORISED SIGNATORY

For Gay Pictures Pvt. Ltd.

Abhishek
Auth. Signatory

For KAMLA VALLABH DEVELOPERS

Abhishek
Authorized Signatory

RAMPRASTHA REAL ESTATE PRIVATE LTD.

For Ramprastha Real Estate Private Ltd.

Nitesh
Auth. Signatory

Abhishek
(Auth. Signatory)

Abhishek

Abhishek

Abhishek

Abhishek

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29/03/22

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FOR RHOMES PRIVATE LIMITED

AUTHORIZED SIGNATORY

For Registrar of Companies Private Ltd

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उत्तर प्रदेश UTTAR PRADESH

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3. That the consortium has been formed with an object of development of Residential plotted 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 Residential plotted development layout projects in the state of Uttar Pradesh.
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 "R HOMES PVT. LTD" through it's Director Shri Amit Yadav.
6. Any member, area & khasara may be added to the consortium by the lead member R homes pvt ltd of this consortium agreement.
7. 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.

For RHOMES PRIVATE LIMITED

Abhishek
AUTHORISED SIGNATORY

For Gay Pictures Pvt. Ltd.

Abhishek
Auth. Signatory
RAMPRASTHA NEXT PROJECTS PVT. LTD.

For KAMLA VALLABH DEVELOPERS

Abhishek
Authorized Signatory

For Ramprastha Real Estate Private Ltd.

Nitesh
Auth. Signatory

Abhishek
(Authorized Signatory)

Abhishek

Abhishek

Abhishek

Abhishek

5 July 2022

महाराष्ट्र राज्य सरकार
अर्थ विभाग
मुंबई

माहिती या

दिनांक: 05 जुलै 2022
संख्या: 217
वर्ग: 217

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FOR PROMPT LATE LIMITED

AUTHORIZED SIGNATORY



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उत्तर प्रदेश UTTAR PRADESH

GE 015006

8. That the share of all the members of the consortium shall be mutually decide later on.
9. 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.
10. 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.
11. 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.

For RHOMES PRIVATE LIMITED

Abhishek
AUTHORISED SIGNATORY

For Gay Pictures Pvt. Ltd.

Abhishek
Auth. Signatory

For KAMLA VALLABH DEVELOPERS

Abhishek
Authorized Signatory

RAMPRASTHA NEXT PROJECTS PVT. LTD.

For Ramprastha Real Estate Private Ltd.

Nitesh
Auth. Signatory

Abhishek
(Authorized Signatory)

Abhishek

Abhishek

Abhishek

Abhishek

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4 29/03/22

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THE RHOMES PRIVATE LIMITED
AUTHORIZED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

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GE 015007

12. 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.
13. 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.
14. 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 RHOMES PRIVATE LIMITED

AUTHORISED SIGNATORY

Abhishek

For Gay Pictures Pvt. Ltd.

Auth. Signatory

Abhishek

For KAMLA VALLABH DEVELOPER

Authorized Signatc

Abhishek

RAMPRASTHA NXT PROJECTS PVT. LTD.

For Ramprastha Real Estate Private Ltd.

Auth. Signatory

Nitesh

(Auth. Signatory)

Rohit

Abhishek

Abhishek

Abhishek

3 29/03/22
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विशेष
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FOR RHOMES PRIVATE LIMITED
AUTHORISED SIGNATORY

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उत्तर प्रदेश UTTAR PRADESH

GE 001828

15. 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.
16. The consortium agreement shall be valid and enforceable till the completion of the given project.

For RHOM... PRIVATE LIMITED

Abhishek
AUTHORISED SIGNATORY

For Gay Pictures Pvt. Ltd. For KAMLA VALLABH DEVELOPERS

Abhishek
Auth. Signatory

Abhishek
Authorized Signatory

RAMPRASTHA NXT PROJECTS PVT. LTD.

For Ramprastha Real Estate Private Ltd.

Ritesh
Auth. Signatory

Pankaj
(Authorized Signatory)

Abhishek

Abhishek

Abhishek

Abhishek

2

29/03/22

किसी भी प्रकार के विवाद का निर्वहण
कराने के लिए यह प्रमाणपत्र
अवैध है।

100/-

अधिकारी द्वारा जारी किया गया प्रमाणपत्र
गुणवत्ता के लिए है।

विषय :-
संबंधित प्रमाणपत्र
प्रदान करने के लिए

SSS VAL 1 1
TAMIL NADU GOVT
OFFICE



AUTHORIZED SIGNATORY

In witness whereof, the member have executed this consortium agreement on this 31st day of MARCH 2022 and have caused this consortium agreement to be signed on their behalf in the manner set below:

For RHOMES PRIVATE LIMITED

For Gay Pictures Pvt. Ltd.

.....
Ahmed

.....
Ahmed

AUTHORISED SIGNATORY

For GAY PICTURES PVT. LTD For R HOMES PVT. LTD for Ramprastha Real Estate Pvt. Ltd.

For KAMLA VALLABH DEVELOPERS

For M/S KAMLA VALLABH DEVELOPERS
For Ramprastha Real Estate Private Ltd.

.....
Ahmed
on behalf of Kunal Ahuja

FOR M/S RAMPRASTHA REAL PVT LTD

On behalf of Dinesh Kumar

FOR M/S RAMPRASTHA NXT PROJECTS

On behalf of Jaykishan

.....
Ahmed
on behalf of Gyanendra Kumar



PRIVATE LIMITED

REGISTERED SIGNATORY

For RHOMES PRIVATE LIMITED
AUTHORISED SIGNATORY

For Gay Pictures Pvt. Ltd.
Auth. Signatory

For Ramprastha Real Estate Private Ltd.
Auth. Signatory

For KAMLA VANABH DEVELOPEMENT
Authorized Signatory
RAMPRASTHA NEXT PROJECTS PVT. LTD.
Auth. Signatory

Witnesses;-

1- Jagdish S/o Pankaj Singh
R/o Indraganti Darga 42D

Jagdish

2- Faahan Faruki S/o Mohd. Israr Faruki
R/o. Moliwala Sarai Hasanpura.

Faahan Faruki

SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad



SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad



Dated-31/03/2022.

SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad

आवेदन सं०: 202200739044847

बही संख्या 4 जिल्द संख्या 1304 के पृष्ठ 19 से 42 तक क्रमांक 2381 पर दिनांक 12/04/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

nm

शर्मा नविकुमार एस०

उप निबंधक : सदर द्वितीय

गाजियाबाद

12/04/2022



प्रिंट करें

FOR RHOMES PRIVATE LIMITED
AUTHORIZED SIGNATORY

SAURABH

L-18, Tehsil
Ghaziabad

SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad