



## 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: 202600739001651

अनुबंध विलेख/घोषणा पत्र

वही सं०: 4

रजिस्ट्रेशन सं०: 14

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

अभिषेक वर्मा



श्री. आरहोम्स प्रा० लि० द्वारा

अभिषेक वर्मा अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 07/01/2026 एवं 04:38:44  
PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

रश्मि प्रोबोस्तव  
निबंधक लिपिक  
07/01/2026

For R HOMES PRIVATE LIMITED

Authorised 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 CONVENIENT SHOPS" as project title , with the object of development of PROJECT "RA CONVENIENT SHOPS" on khasara no 360 mi., Village - Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad, admeasuring plot area under scheme, 610.650 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 CONVENIENT SHOPS" 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

SAURABH VERMA  
Advocate  
1-18, Tel  
Compound,  
  
For R HOMES PRIVATE LIMITED  
  
Authorised Signatory





आवेदन सं०: 202600739001651

बही सं०: 4

रजिस्ट्रेशन सं०: 14

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,

|RHOMES 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 नं० 1 फ्रन्ट साईड ओखला इण्डस्ट्रियल एरिया फेस-1 नई दिल्ली

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री वीरेन्द्र, पुत्र श्री अनेकपाल

निवासी: तहसील कम्पारण्ड गा०बाद

व्यवसाय: अन्य

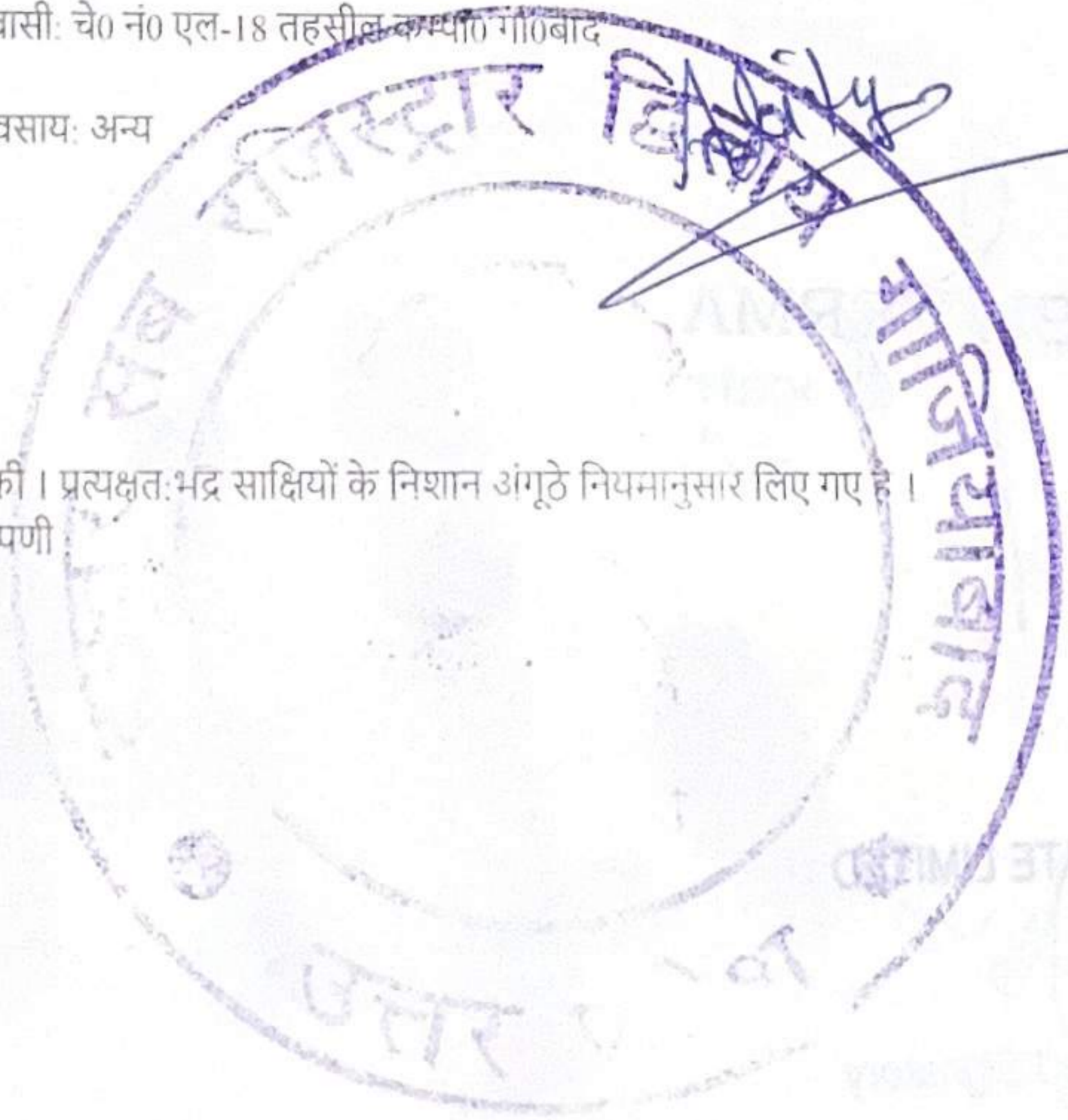
पहचानकर्ता: 2

श्री आदित्य वर्मा, पुत्र श्री वीरेन्द्र वर्मा

निवासी: चे० नं० एल-18 तहसील कम्पारण्ड गा०बाद

व्यवसाय: अन्य

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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

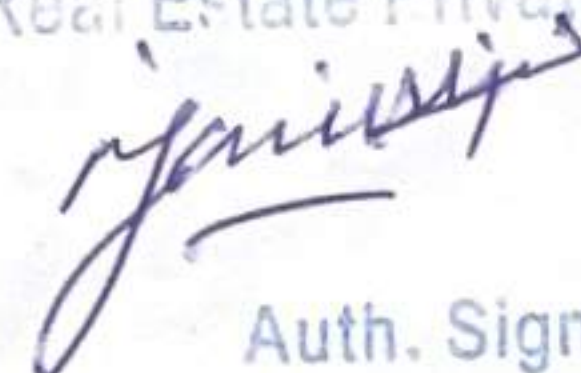
रश्मि प्रसास्तव  
निबंधक लिपिक गजियाबाद  
07/01/2026

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

18, [unclear] Compound,  
[unclear]



For Ramprastha Real Estate Private Ltd.

  
Auth. Signatory

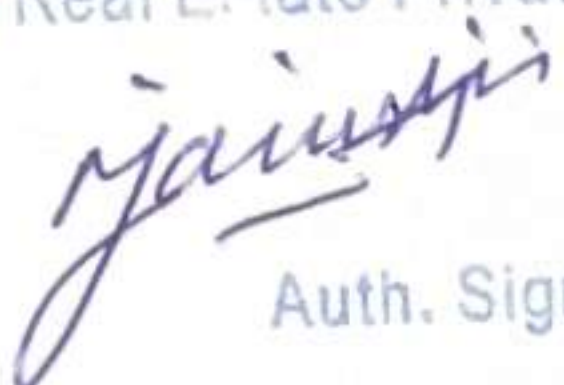


9. All the members agree to settle amicably all disputes arising out of concerning this consortium agreement. In the event of the member failing to amicably resolve any dispute the matter shall be referred to the arbitrator to the decided mutually, whose decision shall be binding.
10. The wavier of any 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.
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

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. Anekal  
R/o Tehsil Compound, Ghaziabad

*[Signature]*

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

*[Signature]*

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

SAURABH VERMA  
Advocate  
L-18, Tehsil Compound,  
Ghaziabad

SAURABH VERMA  
Advocate  
L-18, Tehsil Compound,  
Ghaziabad



SAURABH VERMA  
Advocate  
L-18, Tehsil Compound,  
Ghaziabad



FOR HOMES PRIVATE LIMITED

Authorised Signatory

आवेदन सं०: 202600739001651

बही संख्या 4 जिल्द संख्या 1748 के पृष्ठ 323 से 336 तक क्रमांक 14 पर दिनांक 07/01/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुखराम सिंह

उप निबंधक : सदर द्वितीय

गाजियाबाद

07/01/2026





INDIA NON JUDICIAL



IN-UP66647344530496Y

SAUR Government of Uttar Pradesh

Advocacy Stamp  
L-18, Tehsil Compound  
Ghaziabad

स्टाम्प विक्रेता  
संगीता  
लाईसेंस नं०-598  
पार तहसील गाझीबाद

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-UP00847344530496Y  
22-Jan-2020 04:18 PM  
NEWIMPACO (SV) up16003904/ GHAZIABAD SADAR/ UP-GZB  
SUBIN-UPUP1600390429434058168465Y  
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

सत्यमेव जयते



₹100

LOCKED BY

S.R.O. Ind  
Ghaziabad

IN-UP66647344530496Y

Please write or type 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.aholstamp.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

Authorized Signatory

For Ramprastha Real Estate Private Ltd.

Auth. Signatory



SAURYA VERMA  
Advocate  
L-18, Yehil Compound,  
Ghaziabad

Authorized Signatory





M/S  
Bascm

आवेदन सं०: 202600739006298

अनुबंध वित्त/घोषणा पत्र

पृष्ठ सं०: 4

रजिस्ट्रेशन सं०: 93

वर्ष: 2026

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

श्री आरहोमस प्रगति द्वारा  
अभिषेक वर्मा अधिकृत पदाधिकारी, प्रतिनिधि,  
पुत्र श्री दुर्गा प्रसाद  
व्यवसाय: व्यापार  
निवासी: रजि० आफिस 81 फर्स्ट फ्लोर पूर्वी मार्ग वसन्त विहार दिल्ली-110057

Handwritten signature



श्री आरहोमस प्रगति द्वारा  
ने यह लेखपत्र इस कार्यालय में दिनांक 23/01/2026 एवं 02:50:10 PM बजे  
निबंधन हेतु पेश किया।

अभिषेक वर्मा अधिकृत पदाधिकारी, प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Handwritten signature of the registration officer

मुखराम सिंह  
उप निबंधक - सदर द्वितीय  
गाज़ियाबाद  
23/01/2026  
रवि प्रकाश  
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 sqmt 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 - 14 to form a consortium of developer company under the name and style of "RHOMES PVT. LTD." as developer and "RA CONVENIENT SHOPS" as project title, with the object of development of PROJECT "RA CONVENIENT SHOPS" on khasara no 360Mi., Village - Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad, admeasuring plot area under scheme, 610.650 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



S SAURABH VERMA  
Advocate  
L-18 Tehsil Compound,  
Ghaziabad

For Ramprastha

Real Estate Private Ltd.

Auth. Signatory





आवेदन सं०: 202600739006298

बही सं०: 4

रजिस्ट्रेशन सं०: 53

वर्ष: 2026

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

श्री आरहोम्स प्रा०लि० के द्वारा अभियेक वर्मा,

JRHOMES PVT LTD

पुत्र श्री दुर्गा प्रसाद

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

व्यवसाय: व्यापार

द्वितीय पक्ष: 1



श्री मैसर्स रामप्रस्था रियल एस्टेट प्रा०लि० के द्वारा मनीष कुमार, [M/S RAMPRASTHA REAL ESTATE PVT LTD

पुत्र श्री जयनेश्वर सिंह

निवासी: डी-194 बेसमेंट गेट-1 ग्रन्थ साईड ओखला इण्डस्ट्रियल एरिया फेस-1 नई दिल्ली-110048

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

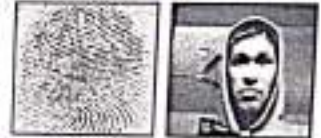


श्री वीरिन्द्र, पुत्र श्री अनेकपाल

निवासी: तहसील कम्पा० गा०बाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री आदित्य वर्मा, पुत्र श्री वीरिन्द्र वर्मा

निवासी: एल-18 तहसील कम्पा० गा०बाद

व्यवसाय: अन्य



ने की। प्रत्यक्षतः 347 साक्षियों के निष्पादन के निम्नानुसार लिए गए हैं।  
टिप्पणी:



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

मुखराम, सिंह  
उप निबंधक, सदर द्वितीय  
गाजियाबाद  
23/01/2026  
रॉयल सिवास्तव  
निबंधक सिविल गाजियाबाद  
23/01/2026

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  
  
Authorized Signatory

For Ramprastha Real Estate Private Ltd.  
  
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

*Virendra*

SAURABH VERMA

L-18, Tehsil Compound,  
Ghaziabad



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

*Aditya*

SAURABH VERMA

L-18, Tehsil Compound,  
Ghaziabad



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

SAURABH VERMA  
Advocate  
L-18, Tehsil Compound,  
Ghaziabad

FOR HOMES PRIVATE LIMITED  
202600739006298

आवेदन सं०: 202600739006298

बही संख्या 4 जिल्द संख्या 1750 के पृष्ठ 253 से 266 तक क्रमांक 53 पर दिनांक 23/01/2026 को  
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

