

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर द्वितीय मुरादाबाद क्रम 2026265000026

आवेदन संख्या : 202600719000047

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2026-01-01 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम आकाश महेन्द्रा

लेख का प्रकार अनुबंध विलेख/घोषणा पत्र

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 100
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 160

शुल्क वसूल करने का दिनांक 2026-01-01 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए 2026-01-01 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबंधक द्वितीय
मुरादाबाद

IV 02/26

SHCIL



(2)

CONSORTIUM AGREEMENT

E-Stamp No IN-UP27305407530657X

This consortium agreement is executed on this 31st day of December 2025 between.

1. ACC BUILDERS ,Shop 7, Sai Complex, Station Road, Moradabad-244001,a partnership firm having PAN **AAJFA1358C** 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/oA-01-02-03 Sai Garden, Opp Wave Mall, Ramganga Vihar Phase II, Moradabad-244001 having PAN No. **ACNPC5900E** which expression shall, unless repugnant to the context or meaning there of, includes successors, administrators and permitted assignees herein after referred to as the party of the First part.

and

2. ACC Township and Land Development, Shop 7, Sai Complex, Station Road,Moradabad-244001,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/oA-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 herein after referred to as the party of the Second part

M/S A.C.C. BUILDERS


PARTNER



M/S A.C.C. BUILDERS


PARTNER



ACC Township And Land Development


Partner



ACC Township And Land Development


Partner





(3)

WHEREAS, the parties to this CONSORTIUM AGREEMENT are in possession and are absolute owners of land situated at village Mukrabpur 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 ENCLAVE** vide MDA Approved map no. **MBDA/LD/24-25/0659**

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 BUILDERS, Shop 7, Sai Complex, Station Road, Moradabad-244001, a partnership firm having PAN AAJFA1358C as the **lead member**.
2. That the parties to this CONSORTIUM AGREEMENT have mutually agreed that Shri Madan Lal Chhabra R/oA-01-02-03 Sai Garden, Opp Wave Mall, Ram ganga Vihar Phase II, Moradabad-244001 and Shri Manoj Kumar Ahuja R/o Rajan Enclave, 24 PAC, Moradabad, U.P. are **Authorized persons** 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".**

M/S A.C.C. BUILDERS


PARTNER



M/S A.C.C. BUILDERS


PARTNER



ACC Township And Land Development


Partner



ACC Township And Land Development


Partner





आवेदन सं०: 202600719000047

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 2

वर्ष: 2026

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

श्री ए ए सी टाउनशिप एंड लैंड डेवेलपमेंट द्वारा पार्टनर मनोज कुमार आहूजा द्वारा
आकाश महेन्द्रा प्रमाणीकृत मुख्तार,
पुत्र श्री पी एन महेन्द्रा
व्यवसाय : अन्य
निवासी: 37 सिविल लाइन्स मुरादाबाद



श्री, ए ए सी टाउनशिप एंड लैंड डेवेलपमेंट द्वारा पार्टनर आकाश महेन्द्रा
मनोज कुमार आहूजा द्वारा प्रमाणीकृत मुख्तार
ने यह लेखपत्र इस कार्यालय में दिनांक 01/01/2026 एवं
02:15:13 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

आर० डी० राम
उप निबंधक :सदर द्वितीय
मुरादाबाद
01/01/2026

अपूर्व सक्सेना उपनिबंधक सदर मुरादाबाद
निबंधक लिपिक
01/01/2026



(4)

The purpose of this Consortium agreement is to specify the responsibilities of the "Parties" 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 "Parties" supplementing but not conflicting with those present in this CA.

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 BUILDERS shall act as the lead member of the consortium, the share holding of all the members of the consortium shall be 78.6% of the First Party, 21.4% of the Second 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 them in writing 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.
7.
 - a. That the expenses incurred in development of plots, anytax, 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.
 - 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.

M/S A.C.C. BUILDERS


PARTNER



M/S A.C.C. BUILDERS


PARTNER



ACC Township And Land Devt.


Partner



ACC Township And Land Development







श्री रामअवतार सिंह , पुत्र श्री फत्तू सिंह

निवासी: अकबरपुर सिहाली तहसील काँठ जिला मुरादाबाद

व्यवसाय: अन्य

Ramest Singh

पहचानकर्ता : 2



श्री गोपाल कृष्ण शुक्ला , पुत्र श्री बाबूराम शुक्ला

निवासी: अवंतिका कॉलोनी मुरादाबाद

व्यवसाय: अन्य

Gopal Singh



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

40

आर० डी० राम

उप निबंधक : सदर द्वितीय

मुरादाबाद

01/01/2026

अपूर्व सक्सेना उपनिबंधक सदर

मुरादाबाद

निबंधक लिपिक मुरादाबाद

01/01/2026

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



(5)

- 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 78.6% of the First Party, 21.4% of the Second Party respectively mentioned in MDA Approved map no. MBDA/LD/24-25/0659
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.
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 pages 111/120 Sr no 06 registered in the office of SR-2 Moradabad.

M/S A.C.C. BUILDERS


PARTNER



M/S A.C.C. BUILDERS


PARTNER



A C C Township And Land Development


PARTNER



A C C Township And Land Development


PARTNER





आवेदन सं०: 202600719000047

बही सं०: 4

रजिस्ट्रेशन सं०: 2

वर्ष: 2026

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

प्रथम पक्ष: 1

श्री ए ए सी बिल्डर्स द्वारा पार्टनर मनोज कुमार
आहूजा के द्वारा आकाश महेन्द्र ,

ACC BUILDERS

पुत्र श्री पी एन महेन्द्रा

निवासी: 37 सिविल लाइन्स मुरादाबाद

व्यवसाय: अन्य

प्रथम पक्ष: 2

Manoj Kumar



श्री ए ए सी बिल्डर्स द्वारा पार्टनर मदनलाल
छाबडा के द्वारा कपिल छाबडा ,

ACC BUILDERS

पुत्र श्री मदनलाल छाबडा

निवासी: साई गार्डन मुरादाबाद

व्यवसाय: अन्य

प्रथम पक्ष: 3

Kapil Chhabda



श्री ए ए सी टाउनशिप एंड लैंड डवलपमेंट द्वारा
पार्टनर मदन लाल छाबडा के द्वारा कपिल
छाबडा ,

ACC TOWNSHIP AND
LAND DEVELOPMENT

पुत्र श्री मदन लाल छाबडा

निवासी: साई गार्डन मुरादाबाद

व्यवसाय: अन्य

द्वितीय पक्ष: 1

Kapil Chhabda



श्री ए ए सी टाउनशिप एंड लैंड डेवलपमेंट द्वारा
पार्टनर मनोज कुमार ओहूजा के द्वारा आकाश
महेन्द्रा ,

ACC TOWNSHIP AND
LAND DEVELOPMENT

पुत्र श्री पी एन महेन्द्रा

निवासी: 37 सिविल लाइन्स मुरादाबाद

व्यवसाय: अन्य

Manoj Kumar



ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

(6)

12. This Deed is being presented before sub registrar by Akash Mahendra S/o Shri P N Mahendra on behalf of Shri Manoj Kumar Ahuja wide power of attorney dated 22-11-2018 bahi no 06 jild 1 pages 67/76 Sr no 08 registered in the office of SR-2 Moradabad.

In witness whereof the parties to this CONSORTIUM AGREEMENT have put their respective signatures in their hands on this 31st December, 2025.

Witness1:

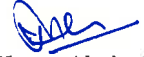
Ramavtar singh
S/o Fattu Singh
R/o Akbarpur sihali tehsil kanth
Distt Moradabad



For ACC BUILDERS



Madan Lal Chhabra Partner)



ManojKumarAhuja (Partner)



Witness2:

Gopal krishn shukla
S/o Baburam Shukla
R/o Avantika colony
Moradabad



For ACC Township & Land
Development



Madan Lal Chhabra (Partner)



ManojKumarAhuja (Partner)



Drafted and photo attested by Zainul Abedeen Advocate and typed by huma



आवेदन सं०: 202600719000047

बही संख्या 4 जिल्द संख्या 451 के पृष्ठ 139 से 150 तक क्रमांक 2 पर दिनांक 01/01/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



आर० डी० राम
उप निबंधक : सदर द्वितीय
मुरादाबाद
01/01/2026

