

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर द्वितीय लखनऊ क्रम 202622801324

आवेदन संख्या : 202600821019677

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2026-03-24 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम निखिल पारेख

लेख का प्रकार अनुबंध विलेख/घोषणा पत्र

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 500
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुहताब के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 560

शुल्क वसूल करने का दिनांक 2026-03-24 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2026-03-24 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

IV 124/2026

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Hannu Khan Bhatta

FTHI 0000899047

## Statutory Alert:

1. The authenticity of this Stamp Certificate Signal can be verified at [www.shikharstamp.com](http://www.shikharstamp.com) or using the Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details on this Certificate and as revealed on the website / Mobile App renders it invalid.
3. The onus of checking the authenticity is on the users of the certificate.



INDIA NON JUDICIAL



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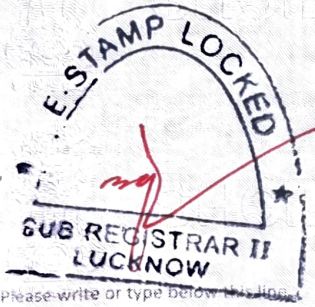
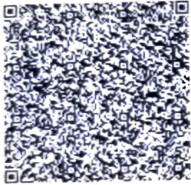
Government of Uttar Pradesh

e-Stamp

IV 124/2026



Certificate No. : IN-UP67197838022704Y  
 Certificate Issued Date : 20-Mar-2026 07:17 PM  
 Account Reference : NEWIMPACC (SV)/ up14829104/ SARAJINI NAGAR/UP-LKN  
 Unique Doc. Reference : SUBIN-UPUP1482910429668450617755Y  
 Purchased by : HASMUKH PAREKH AND MEHUL JAYSUKH PAREKH  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : NIKHIL PAREKH  
 Second Party : HASMUKH PAREKH AND MEHUL JAYSUKH PAREKH  
 Stamp Duty Paid By : HASMUKH PAREKH AND MEHUL JAYSUKH PAREKH  
 Stamp Duty Amount(Rs.) : 1,000  
 (One Thousand only)



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Hasmukh Parekh

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Statutory Alert:

For more information, please visit the website of the Registrar of Companies, Lucknow. The Registrar of Companies, Lucknow has launched a new Mobile App of Stock Exchange...



(2)



## CONSORTIUM AGREEMENT-(MOU)

This Consortium Agreement is made and executed in Lucknow on this 24<sup>th</sup> day of March, 2026 between :

1. **Mr. Nikhil Parekh** (Aadhar No. XXXX XXXX 1540 and PAN AKJPP5964B), son of **Mr. Hasmukh Parekh**, by faith: Hindu, by Occupation: Business, residing at 3A, Upper Wood Street, 6<sup>th</sup> Floor, Kolkata 700017, and Working at Jugal Kishore Commercial, 13A, YMCA building, Rana Pratap Marg, Lucknow. hereinafter referred to as the "**Lead Member**"(which expression shall unless repugnant to the context thereof include his heirs and heiresses, executors, nominees, and assigns) of the "**First Part**".

**AND**

1. **Mr. Hasmukh Parekh** (Aadhar No. XXXX XXXX 5582 and PAN AFTPP2385R), son of Late Shantilal Haribhai Parekh, by Faith: Hindu, by Occupation: Business, residing at 3A, Upper Wood Street, 6<sup>th</sup> Floor, Kolkata 700017 and
2. **Mr. Mehul Jaysukh Parekh**, (Aadhar No. XXXX XXXX 3118 and PAN AIDPP5714F), son of Late Jaysukh Shantilal Parekh, by faith: Hindu, by Occupation: Business, residing at 1A Upper Wood Street, Kolkata 700017.

Both hereinafter individually and jointly referred to Members, (which expression shall unless repugnant to the context thereof

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include their respective heirs, heiresses, executors, nominees, successors, and assigns) of the "Second Part".

**WHEREAS:**

- A) The Lead Member together with the Parties of the Second Part are the joint Co-owners of All That Group Housing Plot at Ratan Khand, Saleh Nagar, Sharda Nagar Scheme, Bangla Bazar Road, Lucknow.
- B) Accordingly, the Parties hereto are well and sufficiently entitled to and is absolutely seized and possessed of their respective undivided in the said Property.
- C) The Parties hereto intended to develop the said Property by converting the same into a gated community complex consisting of plots of various sizes along with proper amenities including properly planned and maintained road, power supply, drainage systems with STP plants, supply of pure drinking water along with water treatment plans etc. herein after referred to as "the Project" name as 'Parekh Enclave'.
- D) The Parties hereto have now developed the said Property after having converted the said Property into a gated community complex consisting of plots of various sizes along with proper amenities including carefully planned and maintained road, power supply, drainage systems with STP plants, supply of pure drinking water along with water treatment plans etc.
- E) The Parties hereto now intend to sell the said plots to intending buyers, collect the sale proceeds in the name of the respective Parties share directly and then execute conveyance and hand over possession thereof to the prospective buyers and hence they are signing this Consortium Agreement.

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**NOW THIS CONSORTIUM AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:**

- 1) **LEAD MEMBER:**The parties hereto have jointly decided and requested Mr. Nikhil Parekhson of Mr. Hasmukh Parekh to become the Lead Member in order to give effect to the objective of the Parties to jointly develop, market and sell the plots and collect the revenue therefrom and deposit in the name of the individual parties hereto in the ratio as agreed and accordingly authorise him to work, take decision, handle financial inflow and outflow or otherwise as a sole entity, in the interest of all the Parties.
- 2) **AIM AND SCOPE OF THE CONSORTIUM AGREEMENT:**
  - a) The sole aim of this agreement is to develop, market, sell the plots at the said Project and collect the revenue therefrom and deposit the same directly into the accounts of the Owners in proportion of their ownership located the said Property.
  - b) The Lead member shall be absolutely authorised by the other parties to submit applications, representations, and declarations on their behalf before concerned authorities for taking approvals, conducting development and completion of the said Property and the Project.
  - c) The Lead Member is also authorised to make any arrangement/agreement with any third party for construction/development of the Project if necessary.
  - d) The Lead Member shall be responsible to obtain all permissions, no objections and sanctions of building plan, layout plans, revised layout plans required for development and completion of the project as well as revised plans for development and construction from all government authorities and/or departments.

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- e) The Lead Member shall deal with all government authorities for obtaining requisite permissions, approvals, sanctions etc for the commencement and completion of the building said Project.
- f) The Lead Member shall be responsible for making payments for all fees, charges, costs, and expenses in connection with the projects.
- g) The Lead Member shall solely or jointly at its discretion be authorised to negotiate and transfer the developed units of all the Consortium members upon sanction of the project from the LDA or any concern competent authority.
- h) All the liability of obtaining the necessary permissions sanctions and licences for developing the project including residential commercial and institutional development etc on the project land shall be on the lead member at his own cost. In case of any claim/suit, consumer complaint, criminal complaint, or any other legal proceedings are preferred by the prospective buyers in any court including but not limited in UPRERA, the Parties hereto including the Lead Member shall be liable and responsible for the same.
- i) The Lead Member shall be entitled to issue valid receipts, right to allot, accept consideration in his name, sell / execute Registered Sale Deed/ Registered Agreement to Sell/Allotment Letter/Welcome Letter or any other documents and accept the payment on behalf of the all the Parties and apart from this the Lead Member will construct, develop, finance, operate and maintain the property.
- j) Each Member shall use reasonable efforts to perform and fulfill, promptly, actively on time, all of its obligations under this MOU

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*Mouza*

*Amrutha Lakshmi*

3) **DURATION:**

- a) This Consortium Agreement shall come into effect on as of the date of signing of this Agreement by the Parties.
- b) This Consortium Agreement shall remain effective until the complete discharge of all obligations by the members concerning the completion of the project in all aspects.

4) **COORDINATOR:**

- a) The Parties hereto understand and agree that Lead Member shall be the sole point of contact for the purpose of the Project.
- b) It is hereby also agreed by the members that for the purpose of this Agreement that the Lead Member is specifically authorised by the Parties to make all representations and declarations on their behalf.
- c) For the purpose of this agreement the Lead Member shall be the single point of contact for the Authority and shall have the overall responsibility of the management of the project and shall have single point responsibility for ensuring that all Parties hereto are complying with the terms and conditions set out in this agreement.
- d) All instructions communications from the authority to the Lead Member shall be deemed to have been duly provided to all the Parties herein.
- e) For the avoidance of doubt, it is hereby clarified that all the Parties to this Agreement shall be held individually responsible and liable for any defect in right, title or interest in the project land related to them unless and until they transferred their land in favour of Lead Member or its nominee.







- f) For the avoidance of doubt, it is hereby clarified that all the Parties hereto shall be held individually responsible and liable for any defect in right, title or interest in the project land related to them unless and until they transferred their land in favour of Lead Member or its nominee.

5) **FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:**

- a) All cost borne until date until the signing of this Agreement all cost incurred in relation to the Project shall be borne by Lead Member solely.
- b) Upon completion of the Project, the entire sale proceeds from the saleable area and/or built-up area shall be shared among all the Parties hereto in the ratio of their Ownership of the said Property, or any subsequent variations thereto.

6) **GENERAL TERMS AND CONDITIONS:**

- a) **GOVERNING LAW:** This Agreement shall in respect be construed in accordance with the laws of India as amended from time to time and in the event of conflict between the provisions of this Agreement and the state laws thus latter shall prevail.
- b) **FORCEMAJEUR:** None of the Parties hereto shall be held in default in the performance of the obligation under this agreement, in such circumstances of force majeure, which is to say, circumstances shall include, but without any limitation to war, civil commotion, riots, Act of God, and Government action. In the event of force majeure, the Parties to this Agreement undertake to consult each other to resolve the event.

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*Himmatah Pooja*

- c) **SETTLEMENT OF DISPUTES:** All members agree 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 foregoing manner, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.
- d) **WAIVER:** The waiver by any Party to this Agreement of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term and shall not be deemed to be waiver of the subsequent breach.
- e) **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 alternation of any of the provisions of this Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorised representative as amendment of this Consortium agreement this agreement also supersedes all previous communications and other agreement between the members written or oral for this Project any supplementary agreement or any other document executed between Lead Member and other Parties be treated as part and parcel of this Agreement.
- f) **CONFIDENTIALITY:** All members shall be under obligation not to disclose any information of terms of this Consortium Agreement to any ThirdParty. All documents and information exchange between the Parties, for the purpose of this project, shall be treated strictly confidential by the other Parties and shall not be shared by any other outside agency except the Government of Uttar Pradesh.

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*Himanshu Bhatnagar*

- g) **NOTICES:** Any notice be pursuant to this agreement shall be given in writing and shall be delivered by hand under acknowledgement or sent by facsimile to the party at the addresses appearing in the beginning of the Agreement.
- h) **MODIFICATION AMENDMENT:** The terms and conditions of this Agreement may be modified/amended as me be stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties to this Agreement.
- 7) **VALIDITY:** This Agreement shall be terminated upon the arrival of the first of the following events:
- a) Rejection of our proposal by the Government of Uttar Pradesh or any other competent authority.
  - b) Upon Completion of the project.
  - c) The Agreement shall be valid and enforceable till the completion of the Project.
- 8) **MISCELLANEOUS/LIABILITY:** Nothing in this shall beconstrued providing for the sharing of profit and losses arising out of the efforts of any of the members, except as may be provided for in any resultant subcontract or Agreement between the Parties. In no event shall the Parties to this Agreement have any obligation or liability to the other nor shall any remedy be available to the other Parties, except as expressly written herein. No party shall be liable for any financial compensation arising out of the termination of this Agreement, to other parties to this Agreement. No party shall be liable to the other party members for any indirect, incidental, special or consequential damages however caused, whether as a consequence of the negligence of the one member or otherwise.

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*Hannu Porek*

IN WITNESS WHEREOF the lead member and the Consortium members have executed this Consortium Agreement on this 24<sup>th</sup> day of March, 2026 at Lucknow and have caused this Consortium Agreement to be signed with their thumb impression in the manner set out below

**Witnesses :**



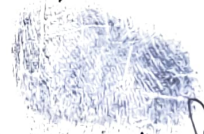
1. Name- Arvind Kumar Singh  
S/o- Surendra Prasad Singh  
R/o – 52/cha/56/12, Longa Kheda,  
Sector-5E, Behind Apna Bazar Complex,  
Vrindavan Colony, Lucknow-226029



*Nikhil Parekh*

**(Nikhil Parekh)**

Signature/First Party Lead Member



*Hasmukh Parekh*

**(Hasmukh Parekh)**

Signature/Second Party



2. Name- Gouri Shankar Lakkar  
S/o- Balgobind Lakkar,  
R/o – 57, Dewangazi Road, Bally (m),  
Howrah, West Bengal-711201

*Gouri Shankar Lakkar*



*Mehul Parekh*

**(Mehul Jaysukh Parekh)**

Signature/ Second Party

Date : 24/3/2026

Place : Lucknow

Drafted by,

*Vijay Kumar Shukla*  
**(Vijay Kumar Shukla)**

Advocate

High court, Lucknow

आवेदन सं०: 202600821019677

बही संख्या 4 जिल्द संख्या 698 के पृष्ठ 291 से 310 तक क्रमांक 124 पर दिनांक  
24/03/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभाष सिंह

उप निबंधक ; सदर द्वितीय

लखनऊ

24/03/2026

