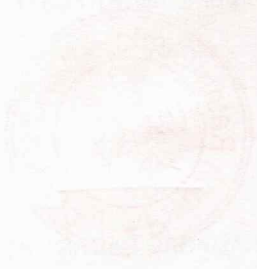


GOVERNMENT OF INDIA

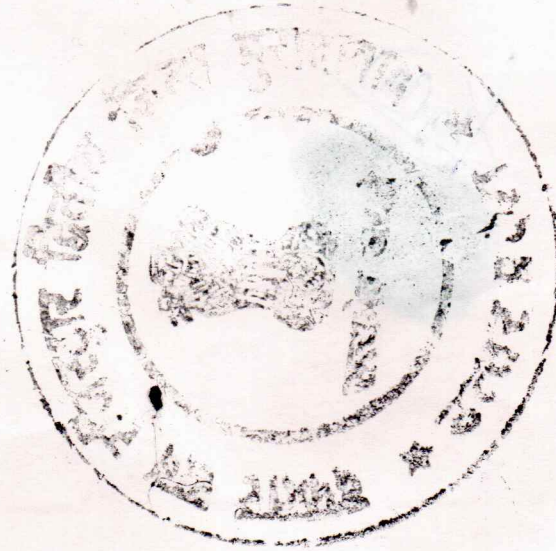
Ministry of Health and Family Welfare



SHIL

LOCKED BY

VERIFIED BY



001241281

CONSORTIUM AGREEMENT

This Consortium Agreement (“Agreement”) is executed on this 19 day of March, 2026 at Moradabad, Uttar Pradesh, India.

BETWEEN

M/s SWEKRETI REALTORS LLP (LLP Identification No. ACF-5980, PAN: AFFFS7352M), a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Basement, HC-48, Ram Ganga Vihar, Phase-II, Moradabad, Uttar Pradesh – 244001, through its Authorized Representative Mr. Prabhat Chandra Gupta (Aadhar No. XXXX-XXXX-8802, Mobile No. 9927022270), S/o Mr. Ram Saran Dass Gupta, resident of HN.-C-94, Avantika Colony, Kanth Road, Moradabad – 244001, duly authorized vide resolution passed at the meeting of the Designated Partners dated 10 March 2026. Hereinafter referred to as the “First Party / Lead Member”, which expression shall, unless repugnant to the context or meaning thereof, include its partners, successors and permitted assigns.

AND

M/s SWEKRETI INFRATECH LLP (LLP Identification No. ACF-6164, PAN: AFFFS7622Q), a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Basement, HC-48, Ram Ganga Vihar, Phase-II, Moradabad, Uttar Pradesh – 244001, through its Authorized Representative Mr. Mohammad Sami Ali (Aadhar No. XXXX-XXXX-0129, Mobile No. 9456611111), S/o Mr. Rahmat Ali, resident of Flat No. 706, Akash Meghdootam, Opposite Tdi City, Mda, Moradabad – 244001, duly authorized vide resolution passed at the meeting of the Designated Partners dated 10 March 2026. Hereinafter referred to as the “Second Party”, which expression shall, unless repugnant to the context or meaning thereof, include its partners, successors and permitted assigns.

The First Party and the Second Party shall hereinafter collectively be referred to as the “Consortium Members” and individually as a “Member.”



AKASH SHARMA
Advocate
Reg. No. UP21778/22
COP No. 276660
Mob. 9568926949



WHEREAS, the parties to this CONSORTIUM AGREEMENT are in possession and are absolute owners of land situated at **Village Harthala Ehatmali, Tehsil and District Moradabad, Uttar Pradesh** (hereinafter referred to as the **“Project Land”**).

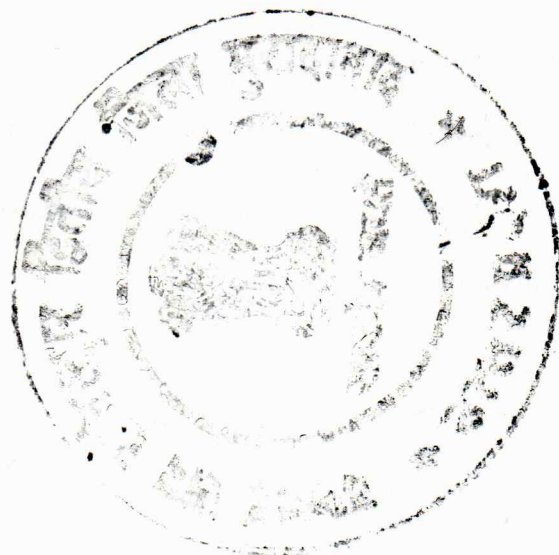
AND WHEREAS, the parties to this deed have gotten approval from Moradabad development Authority for a residential project named **VEDANSHA GREENS-5** vide MDA Approved map no. **MBDA/LD/25-26/0633**.

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 **SWEKRETI REALTORS LLP**, having its registered office at **Basement, HC-48, Ram Ganga Vihar, Phase-II, Moradabad, Uttar Pradesh – 244001**, and having **PAN: AFFFS7352M**, a **Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008**, shall act as the **Lead Member** of the Consortium
2. That the parties to this CONSORTIUM AGREEMENT have mutually agreed that **Mr. Prabhat Chandra Gupta** R/o HN.-C-94, Avantika Colony, Kanth Road, Moradabad – 244001 and **Mr. Mohammad Sami Ali** R/o Flat No. 706, Akash Meghdootam, Opposite Tdi City, Mda, Moradabad – 244001. 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".**

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 C.A.

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. **SWEKRETI REALTORS LLP** shall act as the lead member of the consortium, the share holding of all the members of the consortium shall be **36.0% of the First Party, 64.00% of the Second Party** respectively which is as per the land contributed by each of them.









आवेदन सं०: 202600719010192

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

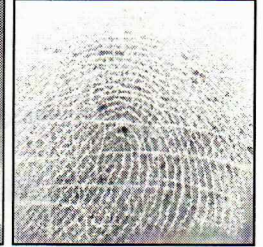
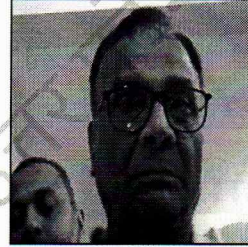
रजिस्ट्रेशन सं०: 129

वर्ष: 2026

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

श्री मैसर्स स्वीकृति रियलटर्स एल०एल०पी० द्वारा
प्रभात चन्द्र गुप्ता अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री राम सरन दास गुप्ता
व्यवसाय : अन्य
निवासी: म०न० सी- 94, अवंतिका कालोनी कांठ रोड मुरा०

(Handwritten Signature)



श्री. मैसर्स स्वीकृति रियलटर्स एल०एल०पी० द्वारा

प्रभात चन्द्र गुप्ता अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 19/03/2026
एवं 01:51:11 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Handwritten Signature)

आर० डी० राम
उप निबंधक :सदर द्वितीय
मुरादाबाद
19/03/2026

उप निबंधक सदर मुरादाबाद
निबंधक लिपिक
19/03/2026

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 Through any person authorized by them in writing jointly 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, any tax, 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.

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**.





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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आर० डी० राम

उप निबंधक : सदर द्वितीय

मुरादाबाद

19/03/2026

उप निबंधक सदर मुरादाबाद

निबंधक लिपिक मुरादाबाद

19/03/2026



- d. That the ratio of land contributed by the parties to this CONSORTIUM AGREEMENT happens to be **36.00% of the First Party, 64.00% of the Second Party** respectively mentioned in **MDA Approved map no. MBDA/LD/25-26/0633**
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.









आवेदन सं०: 202600719010192

बही सं०: 4

रजिस्ट्रेशन सं०: 129

वर्ष: 2026

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

प्रथम पक्ष: 1

श्री मैसर्स स्वीकृति रियलटर्स एल०एल०पी० के द्वारा
प्रभात चन्द्र गुप्ता ,

|SWEKRETI REALTORS
LLP

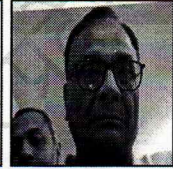
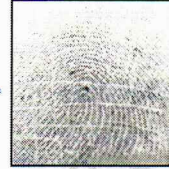
पुत्र श्री राम सरन दास गुप्ता

निवासी: म०न० सी- 94, अवंतिका कालोनी कांठ रोड मुरा०

व्यवसाय: अन्य

प्रथम पक्ष: 2

[Handwritten Signature]



श्री मैसर्स स्वीकृति इन्फ्राटेक एल०एल०पी० के द्वारा
मौहम्मद समी अली ,

|SWEKRETI.
INFRATECH LLP

पुत्र श्री रहमत अली

निवासी: फ्लैट नं० 706, आकाश मेघदूतम के सामने टी०डी०आई० सिटी मुरा०

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री सुभाष कुमार , पुत्र श्री राजवीर सिंह

निवासी: गली नं० 9 गौतम नगर मुरा०

व्यवसाय: अन्य

पहचानकर्ता : 2

[Handwritten Signature]



श्री आकाश शर्मा एड० , पुत्र श्री अवधेश शर्मा

निवासी: नगलिया जट तह० बिलारी जिला मुरा०

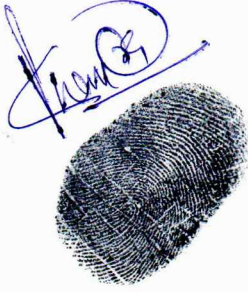

व्यवसाय: अन्य



The photos of the parties are identified on behalf of ID proof and witnesses by. Akash Sharma Advocate

In Witness whereof the Parties to this CONSORTIUM AGREEMENT have put their respective signatures in their hands on this 19 March, 2026

Stamp duty paid Amounting to Rs.- 1000/ via-e-Stamp Certificate No.IN-UP50790280171711Y Dated- 12/03/2026 which is being paid by (First Party)

<p>MR. Prabhat Chandra Gupta (on behalf of vendor) M/s Swekreti Realtors LLP</p> 	<p>Mohammad Sami Ali (on behalf of vendor) M/s Swekreti Infratech LLP</p> 
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Witnesses;



1. Subhash Kumar
S/o Mr.Rajveer Singh
R/o GALI No -9,Gautam Nagar
Moradabad -244001
Mob. No. 7505217453

2. Mr.Akash Sharma Advocate
S/o Mr. Avdesh Sharma
R/o Nagalia Jat, Tehsil bilari,
District Moradabad, 244001
Mob. No. 9568926949



AKASH SHARMA
Advocate
Reg. No. UP21778/22
GOP No. 276660
Mob. 9568926949

Drafted & Photo Attested by – Akash Sharma Advocate

Typed by

- Sanket Yadav

आवेदन सं०: 202600719010192

बही संख्या 4 जिल्द संख्या 455 के पृष्ठ 243 से 258 तक क्रमांक 129 पर दिनांक 19/03/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आर० डी० राम
उप निबंधक : सदर द्वितीय
मुरादाबाद
19/03/2026

AMRAN SHARMA
Advocate
Office No. 27880
888282

