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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

उत्तर प्रदेश UTTAR PRADESH

X 705663



For Ansal Properties & Infrastructure Ltd.  
AUTHORISED SIGNATORY

CONSORTIUM AGREEMENT

This Agreement is made and executed at Lucknow on this 22<sup>nd</sup> day of November of 2012

BETWEEN

1. ANSAL PROPERTIES & INFRASTRUCTURE LTD. a company incorporated under the Companies Act, 1956, having its registered office

For Ansal Prop... structure Ltd.

AUTHORISED SIGNATORY

Praveen Kumar

Ranjit Kumar

Ranjeetwaroop

Ranjeetwaroop

Ranjeetwaroop

Brijendra Kumar

Ranjeetwaroop

Vinod Kumar

Brijendra Kumar

Ranjeetwaroop

विनोद कुमार

Ranjeet

ब्रिजेंद्र कुमार

रंजीत

कम संख्या 5247  
स्टाम्प विक्रय की तिथि 22/11/12  
स्टाम्प ग्रहण करने का प्रयोजन श्री. सु. पी. डा. रल  
स्टाम्प प्रेषण का नाम व पूरा पता  
स्टाम्प की धनराशि 6000/-

विजय कुमार शुक्ला, स्टाम्प विक्रेता  
ला० नं० 141, निबन्धन भवन  
लाइसेन्स की अवधि 31-3-2014

सु. पी. डा. रल

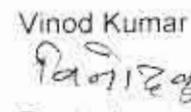
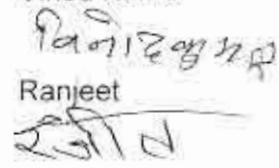


at having its Registered Office 115, Anand Bhawan, 16, K.G. Marg, New Delhi-110001, local add.- Y.M.C.A Building, 13 Rana Pratap Marg, Lucknow (hereinafter referred APIL to as the Lead Member which expression unless repugnant to the context or meaning thereof be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns) through its Authorized Signatory Ambika Prasad Dwivedi son of Sri Beni Prasad Dwivedi, Address:- D-39, Sec-K, Aliganj, Lucknow AND

2. Praveen Kumar S/o Kailu R/o Gadhī Chunautī, Pargana Biznaure, Tehsil and District Lucknow, AND
3. Ram Kumar S/o Late Makkaram R/o C-3152, Rajajupuram, Lucknow, AND
4. Ram Swaroop S/o Ram Autaar R/o 251, Chandralok Colony, Aliganj Lucknow, AND
5. Ram Sawle S/o Devta R/o 254, Chandralok Colony, Aliganj Lucknow, AND

For Anasi Properties & Infrastructure Ltd.

**AUTHORISED SIGNATORY**

 Praveen Kumar	 Ram Kumar	 Ram Swaroop
 Ram Sawle	 Ram Kumar	 Ram Sawle
 Brijendra Kumar	 Brijlal	 Vinod Kumar
 Brijendra Kumar	 Ram Kumar	 Ranjeet



6. Jaiendra S/o Baboolal R/o Pure Nidhi Majra Kilauli Raibareilly, AND

7. Ramsajeevan S/o Sri Bhondu R/o Pure Nidhi Majra Kilauli, Gurubakshganj, Raibareilly, AND

8. Dhoni S/o Devidayal R/o Village Mirzapur Bhitari Post Naongaon, Fatehpur, AND

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

Praveen Kumar

Ram Kumar

Ram Swaroop

Ram Dayal

Jaiendra

Ramsajeevan



Brijendra Kumar

ब्रिजेंद्र कुमार



Ram Kumar



Vinod Kumar

प्रावीर कुमार

Ranjeet

रंजित



ब्रिजल कुमार



ब्रिजेंद्र

9 Brijlal S/o Buddhu R/o Village and Post-Saitha, Raibareilly, AND

10 Vinod Kumar S/o Late Ram Bhadur R/o Village Balla Baraula, Post Gurubakshganj, Raibareilly, AND

11 Brijendra Kumar S/o Ramswaroop R/o Pure Prabhu, Ataura Bujurg, Raibareilly, AND

Paranaai Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

Praveen Kumar

Ram Kumar

Ram Swaroop

Ram Sankar

Brijlal

Ram Sankar



Brijendra Kumar

Ram Kumar

Vinod Kumar

ब्रिजेंद्र कुमार



Ranjeet

12. **Ramkumar** S/o Rampal R/o Asanandpur, Raibareilly, **AND**
13. **Ranjeet** S/o Durga Prasad S/o 251, Chandralok Colony Aliganj Lucknow.

Party No. 1 is a **Lead Developer** and party No. 2-13 hereinafter collectively referred to as **CONSORTIUM MEMBERS** which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns.

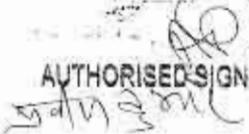
**WHEREAS** all the above mentioned parties entered and executed this **CONSORTIUM AGREEMENT** for forming a Consortium of Developer Companies with the object of development of various complexes including but not limited to Hi-Tech Township in the State of Uttar Pradesh and for submitting the proposal to the Government of Uttar Pradesh for selection of Private Developer for development of various complexes including but not limited to Hi-Tech Township in the State of Uttar Pradesh.

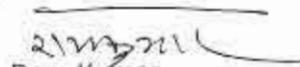
**AND WHEREAS** the lead Member and consortium member authorized to amend/modify the terms and conditions of the consortium agreement and have decided to include 12 New Consortium Member who shall be forming part of the following registered **Consortium Agreement**:

- 1) Consortium agreement registered in the office of Sub-Registrar-I, in Book No. IV, Zild No. 382, Pages 11/114, as Serial No. 125 on 07.05.2007 at Lucknow.
- 2) Consortium agreement registered in the office of Sub-Registrar-I, in Book No. IV, Zild No. 382, Pages 131/324, as Serial No. 128 on 09.05.2007 at Lucknow.

For Ansel Properties & Infrastructure Ltd.

**AUTHORISED SIGNATORY**

  
Praveen Kumar

  
Ram Kumar

  
Ram Swaroop

  
Ram Sawle

  
Jaiendra

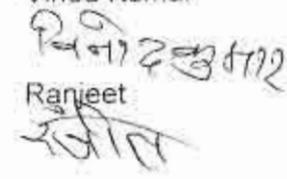
  
Ram Sanyal

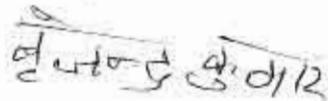
  
Brijendra Kumar

  
Brijlal

  
Vinod Kumar

  
Ram Kumar

  
Ranjeet

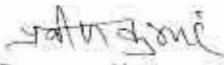




- 3) Consortium agreement registered in the office of Sub-Registrar-I, in Book No. IV, Zild No. 251, Pages 235/276, as Serial No. 494/07 on 15.11.2007 at Lucknow
- 4) Consortium agreement registered in the office of Sub-Registrar-II, in Book No. IV, Zild No. 257, Pages 163/222, as Serial No. 116 on 17.03.2008 at Lucknow.
- 5) Consortium agreement registered in the office of Sub-Registrar-II, in Book No. IV, Zild No. 258, Pages 187/208, as Serial No. 146 on 31.03.2008 at Lucknow.
- 6) Consortium agreement registered in the office of Sub-Registrar-IV, in Book No. IV, Zild No. 185, Pages 399/446, as Serial No. 184 on 04.05.2012 at Lucknow

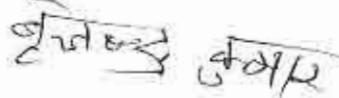
For Anand Prasad Kishor Infrastructure Ltd.

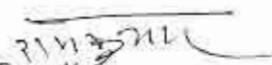
  
AUTHORISED SIGNATORY

  
Praveen Kumar



Brijendra Kumar



  
Ram Kumar



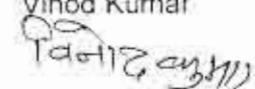
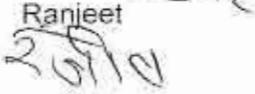
Ram Kumar



Ram Swaroop



Ram Sajeewa

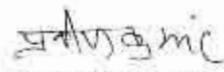
Vinod Kumar  
  
Ranjeet  


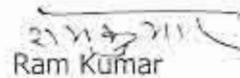
**NOW THIS CONSORTIUM AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:-**

1. **Lead Member:**
  - 1.1 Consortium member mutually decided to appoint **Ansal Properties And Infrastructure Ltd.**, as Private Developer and Lead Member.
2. **Aim and Scope of Consortium Agreement:**
  - 2.1 The sole aim of this **Consortium Agreement** is for the development of the various properties in the State of Uttar Pradesh.
  - 2.2 The Lead Member shall solely by its signature prepare and submit a proposal for the selection of the Developer Consortium for development of township and shall design, develop, finance, construct, sell, operate and maintain the properties of other consortium members.
  - 2.3 The Lead Member shall be authorized to negotiate and transfer the developed properties of all the consortium members

For Ansal Properties & Infrastructure Ltd,

**AUTHORISED SIGNATORY**

  
Praveen Kumar

  
Ram Kumar

  
Ram Swaroop

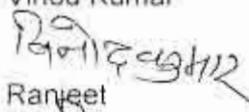
  
Ram

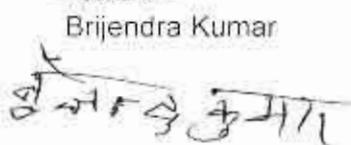
  
Jaiendra

  
Ram Sajdev

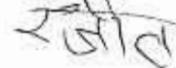
  
Brijendra Kumar

  
Brijlal

Vinod Kumar  
  
Ranjeet

  
Brijendra Kumar

  
Ram Kumar

  
Ranjeet

भागीदारी विलेख

100.00 20 120.00 1,000

फॉन रजिस्ट्री स्कूल व प्रति भुक्त घंटा जयद लक्षण

भागीदारी की धनराशि

श्री मे अंसल प्रापटीज ए इन्फा लि द्रा अपि हस्ता अन्विका प्रसाद दिवेदी  
पुत्र श्री बेनी प्रसाद दिवेदी

व्यवसाय लौकरी

निर्माण स्थान: 13 राणा प्रताप मार्ग लखनऊ  
अस्थापित पता

ने चह मेरुपक इन कतवालय में दिनांक 22/11/2012 समय 4:25PM  
एजे निवन्धन हेतु पंज क्रिया ।




रजिस्ट्रार अधिकारी के हस्ताक्षर

आनन्द प्रकाश मिश्र  
उप निवन्धक (चतुर्थ)

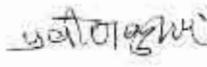
लखनऊ

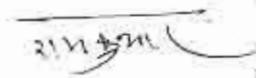
22/11/2012

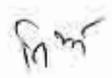
निष्पादन लेखपत्र बाह्य मन्त्रे व समझने मजमून  
मालीदार

श्री मे अंसल प्रापटीज ए इन्फा लि द्रा अपि हस्ता  
अन्विका प्रसाद दिवेदी  
पुत्र श्री बेनी प्रसाद दिवेदी  
पेशा नौकरी  
निवासी 13 राणा प्रताप मार्ग लखनऊ




श्री प्रवीन कुमार   
पुत्र श्री कल्लू  
पेशा व्यापार  
निवासी गडी चुनौटी पर बिजनौर लखनऊ

श्री राम कुमार   
पुत्र श्री मक्काराम  
पेशा व्यापार  
निवासी सी 3152 राजाजीपुरम लखनऊ

श्री रामस्वरूप   
पुत्र श्री राम अवतार  
पेशा व्यापार  
निवासी 251 चन्द्रलोक अलीगंज लखनऊ



3 **Project Management Structure and Rules of the Members:**

**Ansal Properties And Infrastructure Ltd.** Consortium shall act as a Private Developer as per definition of Lucknow Development Authority and arrange for Land and finances for the project. No land is being transferred by this Agreement.

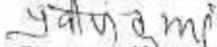
4. **Funding and Basis of Sharing the Expenditure and Remuneration:**

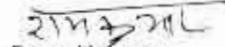
4.1 Upto the Allotment of the Project in the name of Consortium, all cost relating to the Project shall be borne by the **ANSAL PROPERTIES AND INFRASTRUCTURE LTD.** Consortium

4.2 The **ANSAL PROPERTIES AND INFRASTRUCTURE LTD.** Consortium shall raise loans from the Financial Institution/ Banks by depositing title deeds of all consortium members for the project and any shortfall in the financing of the Project shall be contributed by the consortium members in the ratio of their shareholding. All the consortium members have no

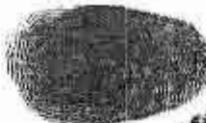
for Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

  
Praveen Kumar

  
Ram Kumar

  
Ram Swaroop

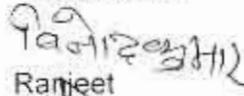
  
Ram Sawle

  
Jaiendra

  
Ram Sajeev

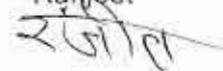


  
Brijjal

Vinod Kumar  


Brijendra Kumar  


Ram Kumar  


Ranjeet  


श्री राम सावले  
पुत्र श्री देवता  
पेशा व्यापार  
निवासी 254 चन्दलोक अलीगज लखनऊ

*Handwritten signature*

श्री जैलेन्द्र  
पुत्र श्री बबूलाल  
पेशा व्यापार  
निवासी पूरे निधि किलोली रायबरेली

*Handwritten signature*

श्री राम सजीवन  
पुत्र श्री मोदू  
पेशा  
निवासी पूरे निधि किलोली रायबरेली

*Handwritten signature*

श्री धोनी  
पुत्र श्री देवी दयाल  
पेशा व्यापार  
निवासी मिर्जापुर मिटारी कतहपुर

*Handwritten signature*

श्री कृजलाल  
पुत्र श्री बुदु  
पेशा व्यापार  
निवासी शैश रायबरेली

*Handwritten signature*

श्री विनोद कुमार  
पुत्र श्री राम बहादुर  
पेशा कृषि  
निवासी बल्ला बरीला रायबरेली

*Handwritten signature*

श्री वृजेन्द्र कुमार  
पुत्र श्री राम स्वरूप  
पेशा कृषि  
निवासी पूरे प्रभू रायबरेली

*Handwritten signature*



objection in mortgaging their title deeds before any Financial Institution/ Banks.

4.3 Upon completion of the Project any profit and loss shall be shared by the **ANSAL PROPERTIES AND INFRASTRUCTURE LTD.** Consortium Members in ratio of their shareholding.

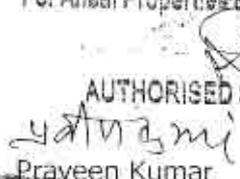
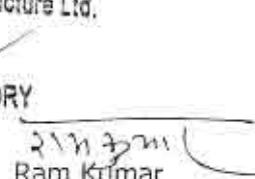
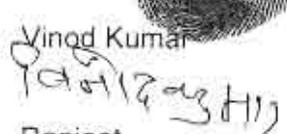
5 **GENERAL TERMS AND CONDITIONS:**

5.1 **GOVERNING LAW:** This Consortium 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 Consortium Agreement and the said laws the later shall prevail.

5.2 **FORCE MAJEUR:** None of the members shall be held in default in the performance of the obligation under this Consortium agreement, in such circumstances of force majeure, that is to say circumstances shall include, but without any Limitation to war, civil commotion, riots, Act of God.

For Ansal Properties & Infrastructure Ltd.

**AUTHORISED SIGNATORY**

 Praveen Kumar	 Ram Kumar	 Ram Swaroop
 Ram Sawle	 Jallendra	 Ram Sajeev
 Brijendra Kumar	 Brijal	 Vinod Kumar
	 Ram Kumar	 Rajjeet

श्री राम कुमार  
पुत्र श्री रामपाल  
पेशा कृषि  
निवासी असाननपुर जिला रायबरेली

श्री रजोत  
पुत्र श्री दुर्गाप्रसाद  
पेशा व्यापार  
निवासी 251 चन्द्रलोक अलीगंज लखनऊ

ने निम्नानु स्वीकार किया।  
जिनके पताका श्री निवेक कुमार सिंह  
पुत्र श्री  
पेशा व्यापार

निवासी सिविल कोर्ट लखनऊ

व श्री बी आर सिंह

पुत्र श्री

पेशा वकालत

निवासी सिविल कोर्ट लखनऊ

ने की।

उपरोक्त भद्र वाकियों के निम्नानु संकेत निम्नानुसार विधे गये हैं।

मजिस्ट्रेट/कारण अधिकारी के हस्ताक्षर

आनन्द प्रकाश मिश्र  
उप-निबन्धक (चतुर्थ)  
लखनऊ

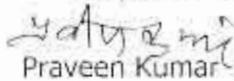
22/11/2012

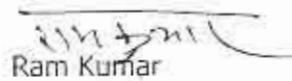
Government action. In the event of force majeure, the members of the Consortium Agreement undertake to consult each other.

- 5.3 **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.
- 5.4 **WAIVER:** The waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of the subsequent breach.
- 5.5 **TOTALITY:** This Consortium 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

For Amaal Properties & Infrastructure Ltd.

AUTHORISED SIGNATURE

  
Praveen Kumar

  
Ram Kumar

  
Ram Swaroop

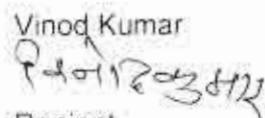
  
Ram Sajeed

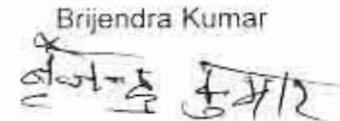
  
Jaiendra

  
Vinod Kumar

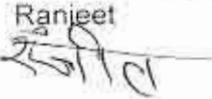
  
Brijendra Kumar

  
Brijal

  
Ranjeet

  
Ram Kumar

  
Ram Kumar

  
Ranjeet

भागीदार

Registration No.:	570	Year:	2012	Book No.	4
0101	मे अंसल प्रापटीज ए इन्फा लि द्रा अधि हरता अम्बिका प्रसाद दिर बेसी प्रताप दिवेदी 13 राजा प्रताप मार्ग लखनऊ मीरठी				
0102	प्रवीन कुमार काण्डू गडी कुर्चीटी पर बिलनोर लखनऊ खापार				
0103	राम कुमार मककाराम शी 3152 राजाजीपुरम लखनऊ खापार				
0104	रामस्वरुप राम अन्तार 251 चन्दलीक अलीमंज लखनऊ खापार				

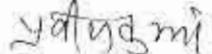
those contained herein, and variation, modification or alteration of any of the provisions of this Consortium Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment of this Consortium Agreement. This Consortium Agreement also supersedes all previous communications and other consortium agreement between the members written or oral for this project.

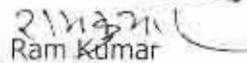
5.6 **CONFIDENTIALITY:** All members shall be under obligation not to disclose any information of terms of this Consortium Agreement to any third party. All documents and information exchanged between the members, for the purpose of this project, shall be treated as strictly confidential by the other members and shall not be share by any other outside agency except the Government of Uttar Pradesh.

5.7 **NOTICES :** Any notice required pursuant to this Consortium Agreement shall be give in writing and shall be delivered by hand under

For Ansal Properties & Infrastructure Ltd.

**AUTHORISED SIGNATORY**

  
Praveen Kumar

  
Ram Kumar

  
Ram Swaroop

Ram

Jaiendra

Ram Sajendra

Dh

Brijal

Vinod Kumar

Brijendra Kumar

Ram Kumar

Ranjeet

  
Brijendra Kumar

  
Ranjeet

भागीदार

Registration No.: 570

Year: 2012

Book No.: 4

0105 राम सावले

देवता  
284 बन्दलोक अलीगज लखनऊ  
व्यापार



0106 जैलेन्द्र

बम्बलाल  
दुरे विधि किलोली राजबरेली  
व्यापार



0107 राम सजीव

मंडू  
दुरे विधि किलोली राजबरेली



0108 धोनी

देवी बंगला  
मिर्जापुर मिर्जा जलेशपुर  
व्यापार



acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Consortium Agreement.

5.8 **MODIFICATION AMENDMENT:** The terms and conditions of this Consortium Agreement may be modified/ amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the consortium members.

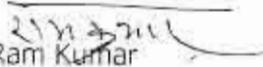
**VALIDITY**

5.9 (i) **TERMINATION OF CONSORTIUM AGREEMENT:** This Consortium Agreement shall be terminated upon the arrival of the first of the following events:-

- Rejection of our proposal by the Government of Uttar Pradesh.
- Upon Completion of the Project.

for Aerial Photography & Introduction's Ltd.

  
Praveen Kumar

  
Ram Kumar

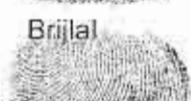
  
Ram Swaroop

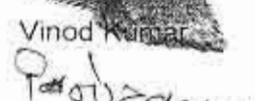
  
Ram Sawle

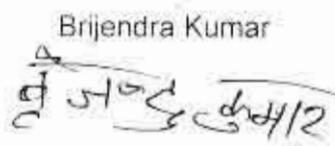
  
Jalendra

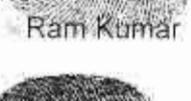
  
Vinod Kumar

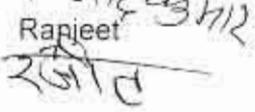
  
Brijendra Kumar

  
Brijlal

  
Ramjeet

  
Brijendra Kumar

  
Ram Kumar

  
Ramjeet

  
Ramjeet

भागीदार

Registration No.: 570

Year: 2012

Book No.: 4

0109 वृजलाल

सुद  
सोधा रायबरेली  
ग्याधर



0110 विनोद कुमार

राम बहादुर  
बल्लभ बरोला रायबरेली  
कृषि



0111 बृजेन्द्र कुमार

राम लक्ष्मण  
पुर जमु रायबरेली  
कृषि



0112 राम कुमार

रामपात  
असाननपुर जिला रायबरेली  
कृषि



Handwritten signature or mark at the bottom right of the page.

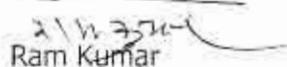
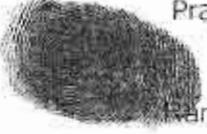
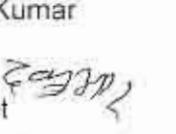
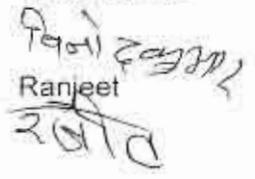
- (ii) The Consortium Agreement shall be valid and enforceable till the completion of the Project.

5.10 MISCELLANEOUS/ LIABILITY:

Nothing in this shall be construed providing for the sharing of Profit & Losses arising out of the efforts of any of the members, except as may be provided for in any resultant sub contract or Consortium Agreement between the members. In no event shall the members of this Consortium Agreement have any obligation or liability to the other nor shall any remedy be available to the other members, except as expressly written herein. No party shall be liable for any financial compensation arising out of the termination of this Consortium Agreement, to other members of this Consortium Agreement. No party shall be liable to the other party/ members for any indirect, incidental, special or consequential damages

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

 Praveen Kumar	 Ram Kumar	 Ram Swaroop
 Ram Sawle	 Jaiendra	 Ram Sajwan
 Brijendra Kumar	 Brijlal	 Vinod Kumar
 Brijendra Kumar	 Ram Kumar	 Ranjeet
		

भागीदार

Registration No. 370

Year 2012

Book No. 4

0113 रंजीत

दुगोसाद

251 इन्द्रलोक अलीगंज सखनक

आगरा



रंजीत



however caused, whether as a consequences of the negligence of the one member or otherwise.

**IN WITNESS WHEREOF** the lead member and members have executed this **Consortium Agreement** on this 22<sup>nd</sup> day of November, of 2012 at Lucknow and have caused this **Consortium Agreement** to be signed on their manner in the manner set out below.

**WITNESSES:**

1   
B.R. Singh  
Advocate  
Civil Court Lucknow

For Ansal Properties & Infrastructure Ltd:

  
AUTHORISED SIGNATORY

  
Lead Member

2 Vinod Kumar Singh  
Advocate  
Civil Court Lucknow

**Consortium Members**

  
1. Praveen Kumar

  
2. Ram Kumar

  
3. Ram Swaroop

  
4. Ram Sawle

  
5. Jaiendra

  
6. Ram

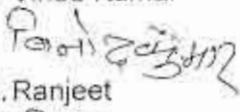
  
7. Dhoo

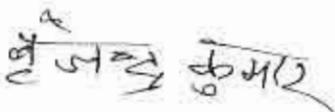
  
8. Brijlal

9. Vinod Kumar

10. Brijendra Kumar

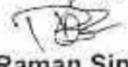
  
11. Ram Kumar

  
12. Ranjeet

  
Typed By:-

(Lovelendra Singh)  
Civil Court Lucknow

Drafted By:-

  
(Benkat Raman Singh)  
Advocate  
Civil Court Lucknow

दिनांक 22/11/2012 को

वहाँ नं. 4 जिल्द सं. 196

पृष्ठ नं. 301 से 418 पर क्रमांक 570

रजिस्ट्रीकृत किया गया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

  
आनन्द प्रकाश मिश्र

उप-निबन्धक (चतुर्थ)

लखनऊ

22/11/2012