

ADDENDUM TO THE CONSORTIUM AGREEMENT(AVACASA)

Dated:-22.01.2026

The present addendum is made and executed at Noida, Gautam Budhha Nagar on 30th March, 2026 with the mutual consent of -

M/s. Lumora Estates Private Limited(PAN No AAGCL0654A) a Company duly incorporated and registered under the provisions of the Companies Act, 1956 having its registered office situated at 8th floor, KR Signature Tower, Sector 135, Noida, Uttar Pradesh represented by its Aurtherised signatory Mr Himanshu Tyagi S/o Sh Manoj Tyagi. having Adhaar no. 561371999362. duly authorized by Board resolution dated 19.05.2025, hereinafter referred to as, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in business and permitted assigns.

AND

Mr. Praveen Gupta (Pan No. BDWPG2530B) S/o. Virender Gupta R/o, Flat No. 101, 1st Floor, Tower-Catania, Mahagun Mezzaria, sector-78, Noida, Dist: Gautam Buddha Nagar, Uttar Pradesh 201301 hereinafter referred to as which expression shall unless repugnant to the context or meaning thereof include his administrators, legal heirs, executors and permitted assigns;

AND

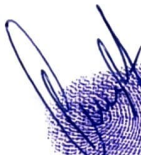

Mr. himanshu Tyagi (Pan No.AVNPT7586Q) S/o. Manoj Tyagi R/o flat No. 302, Tower C, county 107, Sector 107, Noida, Po: Noida, Dist: Gautam Buddha Nagar, Uttar Pradesh 201301, hereinafter referred to as which expression shall unless repugnant to the context or meaning thereof include his administrators, legal heirs, executors and permitted assigns;

Whereas a Consortium Agreement was executed among the aforesaid Members on 22.01.2026 which was duly registered in Bahi Sankhya 4, Jild Number 89, at page numbers 213 to 232, bearing Serial No. 12 on dated 22/01/2026, for a common purpose of developing a real estate project (REP) namely - AVACASA situated at Village - Badkala, Tehsil - Behat, District: Saharanpur, Uttar pradesh wherein all the Parties will pool their resources and expertise for achievement of the said common purpose.

For LUMORA ESTATES PRIVATE LIMITED

Himanshu Tyagi



Himanshu Tyagi



Whereas, later on, Members/parties of the Consortium Agreement mutually agreed to get their real estate project (REP) registered with UP-RERA and in pursuance of that submitted all necessary documents with the office of UP-RERA at Lucknow.

Whereas during scrutiny of the submitted documents, office of UP-RERA raised objections against certain clauses mentioned in the Consortium Agreement and asked the Members to delete those clauses for completion of the registration process.

Whereas due to above said reason, Members/parties mutually agreed to create & execute this Addendum which will be treated as inseparable part of the said Consortium Agreement dated 22.01.2026.

Now the members/parties hereto hereby undertake, agree and declare as under:-

1. That the clause No. 12.1, 13.5, 13.6 & 13.7 of Consortium Agreement dated. 22.01.2026 will be treated as null and void and deleted for all intent and purposes in future.
2. The members/parties of the Consortium Agreement dated 22.01.2026 will never invoke and/or will try to invoke these clauses in future in any manner whatsoever.
3. This terms of this Addendum are in addition to the terms of the Consortium Agreement dated 22.01.2026 and save and except to the extent modified herein, all other terms and conditions of the said Consortium Agreement dated 22.01.2026 will remain unchanged and will be enforceable & binding on the parties as it is.
4. The above said amendments/changes with respect to the Consortium Agreement dated 22.01.2026 have been incorporated with the mutual consent of the parties and shall be read, understood and accepted by members/parties for all intent and purposes in future.
5. As per the revised sanctioned master plan of the project, the total plot area mentioned in clause 1.1(h) shall be read as 108,794.2 sq. mts.

For LUMORA ESTATES PRIVATE LIMITED

Kimant Jyoti



Kimant Jyoti



Kimant Jyoti



For Lumora Estates Pvt Ltd

For LUMORA ESTATES PRIVATE LIMITED

(Authorised Signatory) AUTHORIZED SIGNATORY

Name:- Mr. Himanshu Tyagi

Designation: Director

Himanshu Tyagi


Mr. Praveen Gupta

(Director)




Mr. Himanshu Tyagi

(Director)

Himanshu Tyagi



IN WITNESS WHEREOF the members here to have executed this addendum to the consortium agreement this agreement the day and year first hereinabove written.

For LUMORA ESTATES PRIVATE LIMITED

Himanshu Tyagi
AUTHORIZED SIGNATURE

[Signature]


Himanshu Tyagi


In Witness No. 1

Lokendra Singh S/o Bhanwar Singh
Add. Ambe mata mandir ka chota, Rampura (NKV)
Sirohi, Rajasthan XXXX1083

Lokendra Singh



[Signature]
Rizwan Ahmad
Advocate
Teh- Behat (SRE)

In Witness No. 2

Ravinder Kumar S/o Suresh Singh
Add. Kartar Enclave Doulat Ram Enclave Dadri
Gautambudhhanagar, UP XXX0438

रविन्द्र कुमार



[Signature]
Rizwan Ahmad
Advocate
Teh- Behat (SRE)

Identified by
Rizwan Ahemed Advocate
30-03-2026

[Signature]
Rizwan Ahmad
Advocate
Teh- Behat (SRE)

आवेदन सं०: 202600701005242

बही संख्या 4 जिल्द संख्या 90 के पृष्ठ 351 से 360 तक क्रमांक 43 पर दिनांक 30/03/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


शिवदेन सिंह प्रभारी
उप निबंधक : बेहट
सहारनपुर
30/03/2026

