



Government of Uttar Pradesh

e-Stamp

IV 113/2026

Certificate No.

: IN-UP41559776255726Y

Certificate Issued Date

: 07-Mar-2026 12:13 PM

Account Reference

: NEWIMPACC (SV)/ up14351804/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference

: SUBIN-UPUP1435180478544015113003Y

Purchased by

VIDYACITY INFRASTRUCTURES P LTD THRO DIR S P SINGH

Description of Document

Article 5 Agreement or Memorandum of an agreement

Property Description

: For Agreement or Memorandum of an agreement

Consideration Price (Rs.)

:

First Party

• VIDYACITY INFRASTRUCTURES P LTD THRO DIR S P SINGH

Second Party

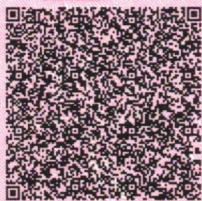
: AARYA INFRA BUILDERS PVT LTD AND OTHER

Stamp Duty Paid By

VIDYACITY INFRASTRUCTURES P LTD THRO DIR S P SINGH

Stamp Duty Amount(Rs.)

: 1,000
(One Thousand only)



Please write or type below this line

Vidya City Infrastructures Pvt. Ltd.

Director

Director

Aarya Infrabuilders Pvt. Ltd

Director



PF 0026443615

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com/ or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHCIL

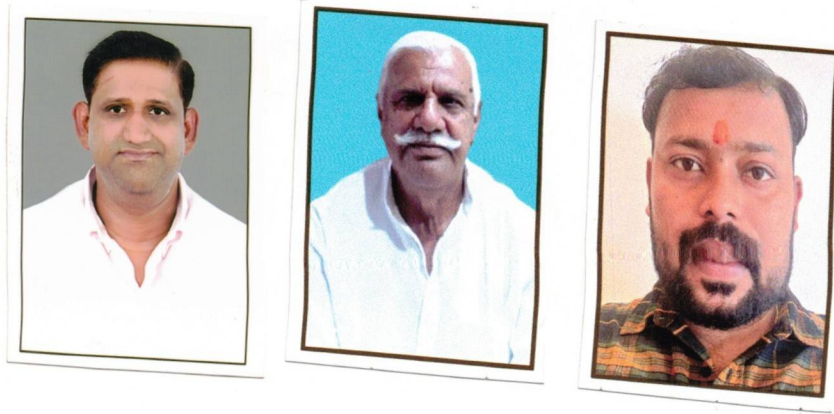


Director Housing and Development Pvt. Ltd.

Director

0058443612

(2)



CONSORTIUM AGREEMENT

This Consortium Agreement is made and executed at Lucknow on this 13th day of March 2026.

BETWEEN

M/s VIDYACITY INFRASTRUCTURES PVT. LTD., (CIN- U70102UP2013PTC054896), (PAN-AAECV3415F), a company incorporated under the Companies Act, 2013, having its registered office at Ground Floor, 22, Dilkusha Plaza, Hussainganj Crossing, Lucknow - 226001, Uttar Pradesh, India, acting through its Authorized Signatory Mr. Surya Prakash Singh (DIN: 06476613), duly authorized vide Board Resolution No. 001/BR/2025-26 dated 21.02.2026 (hereinafter referred to as the "**Lead Developer**" which expression unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns);

AND

M/s AARYA INFRABUILDERS PVT. LTD., (CIN: U68200UP2025PTC224552), (PAN: ABCCA9781C), a company incorporated under the Companies Act, 2013, having its registered

Vidya City Infrastructures Pvt. Ltd.

Director

Director

Aarya Infrabuilders Pvt. Ltd

Director

Director





(3)

office at Flat No. 403, Kamla Residency, Indiranagar, Sector-14, Lucknow - 226016, Uttar Pradesh, India, acting through its Authorized Signatory Mr. Dharambir Singh (DIN: 11121043), duly authorized vide Board Resolution No. 001/BR/2025-26 dated 21.02.2026 (hereinafter referred to as the "**Consortium Member**", which expression unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns);

AND

M/s OMVANTA BUILDERS AND DEVELOPERS PVT. LTD., (PAN: AAECO7773M), a company duly incorporated under the provisions of the Companies Act, having its Registered Office at Flat No. RH/ 303, Block-D, Sector-4, Rohini Apartments, Gomti Nagar, Lucknow - 226010, Uttar Pradesh, acting through its Authorized Signatory Mr. Rajiv Singh (DIN: 10595274), (hereinafter referred to as the "**Consortium Member**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns).

Party No. 1 is a Lead Developer and Party No. 2 & 3 are hereinafter collectively referred to as **CONSORTIUM MEMBERS**.

WHEREAS all the above-mentioned parties have entered into and executed this **CONSORTIUM AGREEMENT** for forming a Consortium with the object of development of a Real Estate Project situated at Village - Kazee Khera, Pargana - Mohanlalganj, District Lucknow, Uttar Pradesh, and for submitting the proposal/Layout to the Government of Uttar Pradesh or any Government/Semi-Government Authority, UPSIDA, Lucknow Development Authority, or any other statutory authority for development of the said real estate project.

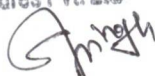
NOW THIS CONSORTIUM AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:-

1. **LEAD MEMBER:**

- 1.1 The Consortium Members have mutually decided to appoint M/s VIDYACITY INFRASTRUCTURES PVT. LTD. as the Lead Developer / Lead Member and have authorized it to work, take decisions, handle financial inflow and outflow or

Vidya City Infrastructures Pvt. Ltd.

Director


Director

Aarya Infrabuilders Pvt. Ltd

Director







(4)

otherwise act as a sole entity, in the interest of all the members of the Consortium.

2. **AIM AND SCOPE OF CONSORTIUM AGREEMENT:**

- 2.1 The sole aim of this Consortium Agreement is for the development of the Real Estate Project situated at Village - Kazee Khera, Pargana - Mohanlalganj, District Lucknow, Uttar Pradesh.
- 2.2 The Lead Member shall be absolutely authorized by the Consortium Members to submit applications, representations and declarations on their behalf before the concerned authorities for obtaining approvals, carrying out development and completion of the said Project Land. The Lead Member is also authorized to make any arrangement/ agreement with any third party for construction and/or development of the Project.
- 2.3 The Lead Member shall be responsible to obtain from Government authorities/departments all permissions, no-objections, sanctions of building plans, layout plans, revised layout plans required for development and completion of the Project as well as revised plans for development/ construction.
- 2.4 The Lead Member shall deal with all Government authorities for obtaining requisite permissions, approvals, sanctions etc. for the commencement and completion of the said Project.
- 2.5 The Lead Member shall be responsible for making payments of all fees, charges, costs and expenses in connection with the Project.
- 2.6 All liability of obtaining necessary permissions, sanctions and licenses for developing the Project including residential, commercial and institutional development on the Project Land shall be upon the Lead Member at its own cost.

In case of any claim, suit, consumer complaint, criminal complaint or any other legal proceedings preferred by prospective buyers in any Court or Authority including but not limited to UPRERA, all Consortium

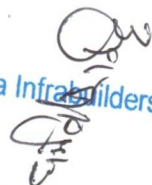
Vidya City Infrastructures Pvt. Ltd

Director


Director

Aarya Infra Builders Pvt. Ltd

Director







Members including the Lead Member shall be jointly and severally liable and responsible for the same.

3. **PROJECT MANAGEMENT STRUCTURE AND RULES OF THE MEMBERS:**

M/s VIDYACITY INFRASTRUCTURES PVT. LTD., being the Lead Member of the Consortium, shall act as a Private Developer as per the definition of the concerned Development Authority and shall arrange finances for the Project situated at Village - Kazee Khera, Pargana - Mohanlalganj, District Lucknow, Uttar Pradesh.

4. **COORDINATOR:**

- 4.1 The Members hereby understand and agree that the Lead Member, i.e., M/s VIDYACITY INFRASTRUCTURES PVT. LTD., shall be the sole point of contact for the purpose of the Project. It is hereby agreed by the Members that for the purpose of this Agreement, M/s Vidyacity Infrastructures Pvt. Ltd. has been appointed as the Lead Member. The Lead Member shall be specifically authorized by the Members to make representations and declarations on their behalf.
- 4.2 For the purpose of this Agreement, the Lead Member shall be the single point of contact for the concerned Authorities and shall have overall responsibility for the management of the Project and shall have single point responsibility for ensuring that all Members of the Consortium comply with the terms and conditions set out in this Agreement.
- 4.3 All instructions/communications from the Authority to the Lead Member shall be deemed to have been duly served upon all the Members of the Consortium.
- 4.4 For the avoidance of doubt, it is hereby clarified that all Members of the Consortium 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 have transferred their respective land in favour of the Lead Member or its nominee through a registered instrument as per applicable law.

Vidya City Infrastructures Pvt. Ltd.

Director


Director

Aarya Infrastructures Pvt. Ltd.

Director







(6)

- 4.5 The Lead Member shall have the authority to sign, execute, enter into, determine, negotiate and finalize the terms and conditions of booking/application forms, allotment letters, agreements for sale and other related documents with the buyer(s) in respect of the Project, including matters relating to delay, levy or waiver of interest, cancellation of booking and re-allotment of units upon such cancellation.

However, the execution and registration of conveyance deeds / sale deeds in respect of the units shall be carried out jointly by all the Members, as may be required under applicable law, to ensure valid transfer of title to the buyer(s). The other Members shall accordingly join in such execution and registration for successful completion of the transactions.

- 4.6 The Lead Member shall have the exclusive right to accept inquiries/bookings of units to be developed in the entire Project, including areas falling within the portion of other Consortium Members. All bookings made in the Project shall be presumed to have been accepted and agreed to by the other Consortium Members. The Lead Member shall be entitled to advertise and market the Project by distributing pamphlets, brochures, publishing advertisements in newspapers, magazines, digital platforms, or by installing signboards, neon signs or other promotional materials on the said land or elsewhere, and shall be entitled to invite prospective buyers/customers to the site after registration of the Project under RERA.

- 4.7 All Parties shall remain jointly and severally responsible for compliance with all applicable provisions of the Real Estate (Regulation and Development) Act, 2016 and applicable rules and regulations.

- 4.8 In the event of any shortfall in Project financing, the Lead Member shall be authorized to raise loans or financial assistance from banks or financial institutions to ensure smooth construction and development of the Project. For

Vidya City Infrastructures Pvt. Ltd.

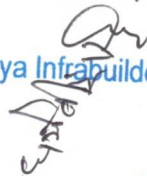
Director

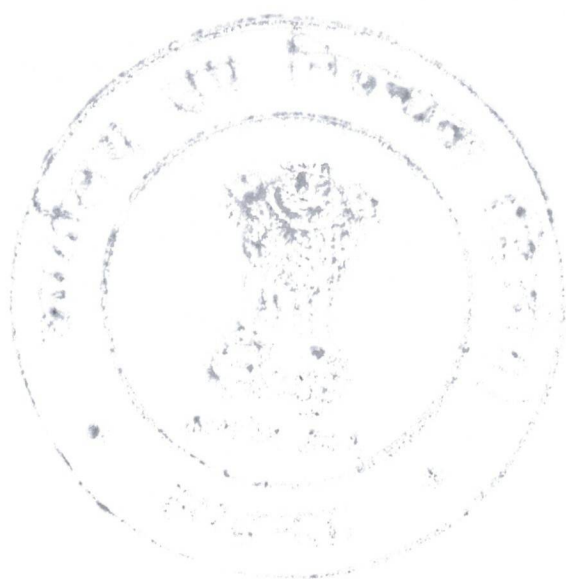


Director

Aarya Infrabuilders Pvt. Ltd.

Director





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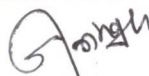
this purpose, subject to execution of necessary documents as per applicable law, the Consortium Members agree to extend full cooperation. The Lead Member shall be authorized to execute necessary loan and security documents on behalf of the Consortium, binding all Members in accordance with mutually agreed terms and applicable legal provisions.

5. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

- 5.1 Up to the allotment/approval of the Project in the name of the Consortium, all costs relating to the Project shall be borne by the Lead Member, i.e., M/s VIDYACITY INFRASTRUCTURES PVT. LTD.
- 5.2 The Lead Member shall have the authority to raise loans from Financial Institutions/Banks for the purposes of development of the Project. Subject to execution of necessary documents as per applicable law, the Consortium Members agree to extend full cooperation for creation of mortgage or security over their respective land parcels situated at Village - Kazee Khera, Pargana - Mohanlalganj, District Lucknow, Uttar Pradesh. Any shortfall in the financing of the Project, if mutually agreed, shall be contributed by the Consortium Members in the ratio of their respective land contribution/shareholding in the Project. The Lead Member shall be authorized to execute loan and security documents on behalf of the Consortium in accordance with mutually agreed terms and applicable legal provisions.
- 5.3 The Lead Member shall develop and market the said Project in terms of this Consortium Agreement, and the proposed revenue from the entire saleable area of the Project shall be divided in proportion to the land area contributed in the Project by each Member, unless otherwise mutually agreed in writing.
- 5.4 All Parties confirm that the ratio of sharing has been amicably decided and is adequate for the rights being

Vidya City Infrastructures Pvt. Ltd

Director


Director

Aarya Infrabuilders Pvt. Ltd

Director







(8)

provided to each Party. The Parties agree that they shall not challenge the correctness or adequacy of such ratio in future. The Lead Member shall act as a Private Developer, and it is clarified that no land has been transferred by virtue of this Consortium Agreement.

6. GENERAL TERMS AND CONDITIONS:

6.1 GOVERNING LAW:

This Consortium Agreement shall be construed in accordance with the Laws of India, as amended from time to time, and in the event of any conflict between the provisions of this Consortium Agreement and applicable law, the latter shall prevail.

6.2 FORCE MAJEURE:

None of the Members shall be held in default in performance of their obligations under this Consortium Agreement due to circumstances of force majeure including but not limited to war, civil commotion, riots, acts of God, natural calamities, or Government action. In such event, the Members undertake to mutually consult and resolve the situation in good faith.

6.3 SETTLEMENT OF DISPUTES:

All Members agree to amicably settle disputes arising out of or concerning this Consortium Agreement. In the event of failure to resolve any dispute amicably, the same shall be referred to arbitration by a Sole Arbitrator mutually appointed by the Members. The arbitration shall be conducted in accordance with the Arbitration and Conciliation Act, 1996, as amended from time to time, and the decision of the Arbitrator shall be final and binding. The seat of arbitration shall be Lucknow.

6.4 WAIVER:

The waiver by any Member of any breach of any term of this Consortium Agreement shall not prevent subsequent enforcement of that term and shall not be deemed a waiver of any subsequent breach.

Vidya City Infrastructures Pvt. Ltd

Director


Director

Aarya Infrabuilders Pvt. Ltd

Director









कमीशन पुष्टि विलेख - धारा-52

आवेदन सं०: 202600821016321

अनुबंध विलेख/घोषणा पत्र

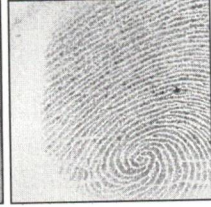
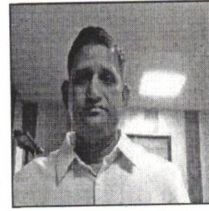
बही सं०: 4

रजिस्ट्रेशन सं०: 113

वर्ष: 2026

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 1000 प्रतिलिपिकरण शुल्क - 60 योग: 1060

श्री, मेसर्स विद्या सिटी इन्फ्रास्ट्रक्चर प्रा० लि० द्वारा
सूर्य प्रकाश सिंह अधिकृत पदाधिकारी/ प्रतिनिधि
पुत्र श्री मिथिलेश सिंह
व्यवसाय : व्यापार
निवासी : बी-12, नारायण नगर, रवीन्द्र पल्ली, लखनऊ



प्रार्थना पत्र कमीशन दिनांक द्वारा
श्री, मेसर्स विद्या सिटी इन्फ्रास्ट्रक्चर प्रा० लि० द्वारा सूर्य प्रकाश सिंह
अधिकृत पदाधिकारी/ प्रतिनिधि
के क्रम में
मै उप निबंधक : प्रभाष सिंह
जनपद : सदर द्वितीय लखनऊ

श्री, मेसर्स विद्या सिटी इन्फ्रास्ट्रक्चर प्रा० लि० द्वारा सूर्य प्रकाश सिंह अधिकृत
पदाधिकारी/ प्रतिनिधि

नियत स्थान रवीन्द्र पल्ली लखनऊ पर उपस्थित हुआ। उक्त

श्री मेसर्स विद्या सिटी इन्फ्रास्ट्रक्चर प्रा० लि० द्वारा सूर्य प्रकाश सिंह अधिकृत पदाधिकारी/ प्रतिनिधि
द्वारा यह लेखपत्र निबंधन हेतु मेरे समक्ष समय 13/03/2026 एवं 06:15:33 PM बजे प्रस्तुत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभाष सिंह
उप निबंधक, सदर द्वितीय
लखनऊ
13/03/2026

निबंधक लिपिक
आलोक सिंह .



प्रिंट करें

6.5 TOTALITY:

This Consortium Agreement embodies the entire understanding between the Members. There are no promises, terms, conditions or obligations, oral or written, express or implied, other than those contained herein. Any variation, modification or alteration of this Consortium Agreement shall be valid only if made in writing and signed by all Members. This Agreement supersedes all previous communications or consortium agreements, written or oral, relating to this Project.

6.6 CONFIDENTIALITY:

All Members shall maintain strict confidentiality regarding the terms of this Consortium Agreement and any documents or information exchanged for the purpose of the Project and shall not disclose the same to any third party except to Government Authorities or as required under applicable law.

6.7 NOTICES:

Any notice required under this Consortium Agreement shall be in writing and shall be delivered by hand against acknowledgment, or sent by registered post, courier, or electronic mail to the addresses mentioned at the beginning of this Consortium Agreement.

6.8 VALIDITY / TERMINATION:

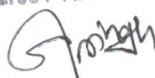
- (i) This Consortium Agreement shall stand terminated upon the occurrence of the first of the following events:
 - a) Rejection of the Project proposal by the Government of Uttar Pradesh or any competent authority; or
 - b) Completion of the Project.
- (ii) Subject to the above, this Consortium Agreement shall remain valid and enforceable until completion of the Project.

6.9 MISCELLANEOUS / LIABILITY:

Nothing contained herein shall be construed as providing for sharing of profits and losses except as specifically agreed

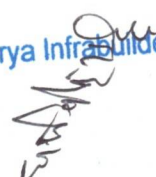
Vidya City Infrastructures Pvt. Ltd

Director


Director

Aarya Infra Builders Pvt. Ltd

Director









आवेदन सं०: 202600821016321

बही सं०: 4

रजिस्ट्रेशन सं०: 113

वर्ष: 2026

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

प्रथम पक्ष: 1

श्री मेसर्स विद्या सिटी इन्फ्रास्ट्रक्चर प्रा० लि० के द्वारा सूर्य प्रकाश सिंह VIDYACITY INFRASTRUCTURES PRIVATE LIMITED

पुत्र श्री मिथिलेश सिंह

निवासी: बी-12, नारायन नगर, रवीन्द्र पल्ली, लखनऊ

व्यवसाय: व्यापार

द्वितीय पक्ष: 1



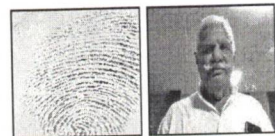
श्री मेसर्स आर्या इन्फ्राबिल्डर्स प्रा० लि० के द्वारा धर्मबीर सिंह, AARYA INFRABUILDERS PVT LTD

पुत्र श्री भीम सिंह

निवासी: फ्लैट नं० 403, कमला रेजीडेंसी, इन्दिरा नगर, सेक्टर-14, लखनऊ

व्यवसाय: व्यापार

द्वितीय पक्ष: 2



श्री मेसर्स ओमवन्ता बिल्डर्स एण्ड डेवलपर्स प्रा० लि० के द्वारा राजीव सिंह, OMVANTA BUILDERS AND DEVELOPERS PVT. LTD.

पुत्र श्री शिव नारायण सिंह

निवासी: फ्लैट नं० 1701, टावर-सी, ओमेक्स द पैलेस, नियर पुलिस हेडक्वार्टर, अहमामऊ, गोमती नगर विस्तार, लखनऊ

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

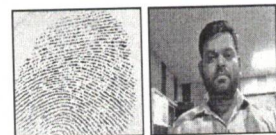


श्री अनिल कुमार यादव, पुत्र श्री सुदामा यादव

निवासी: भरवलिया, सरया तिवारी, गोरखपुर, उ०प्र०

व्यवसाय: व्यापार

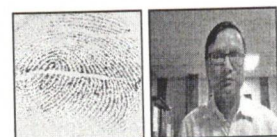
पहचानकर्ता: 2



श्री अमर नाथ मिश्रा, पुत्र श्री मुक्ति नाथ मिश्रा

निवासी: एम एम 4/97, विनय खण्ड, गोमती नगर, लखनऊ, उ०प्र०

व्यवसाय: व्यापार



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभाष सिंह
उप निबंधक, अपर द्वितीय
लखनऊ
13/03/2026

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

आलोक सिंह
निबंधक लिपिक लखनऊ
13/03/2026

(10)

herein or in any resultant sub-contract or agreement between the Members. The Lead Member shall not incur any liability towards any other Member except as expressly provided in this Consortium Agreement. No Member shall have any claim against the Lead Member beyond its expressly defined obligations herein. In no event shall the Lead Member be liable for any indirect, incidental, special, or consequential damages arising out of the performance or termination of this Consortium Agreement.

IN WITNESS WHEREOF, the Lead Member and the Consortium Members have executed this Consortium Agreement on this 13th day of March, 2026 at Lucknow and have caused this Agreement to be signed in the manner set out below.

Witnesses :-



1. 
(Anil Kumar Yadav)
S/o Sudama Yadav
R/o Bharavaliya, Saraya Tiwari
Gorakhpur, U.P.
Aadhar - 454689585903



2. 
(Amar Nath Mishra)
S/o Mr. Mukti Nath Mishra
R/o MM 4/97, vinay Khand,
Gomti Nagar, Lucknow
Aadhar - 981302636609

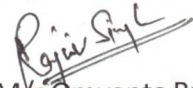
For and on behalf of

Vidya City Infrastructures Pvt. Ltd.
M/s VIDYACITY
INFRASTRUCTURES PVT. LTD.
Director Director
(Lead Member)


Aarya Infrabuilders Pvt. Ltd.
Consortium Members:

For M/s Aarya Infrabuilders
Pvt. Ltd.

Authorized Signatory


For M/s Omvanta Builders and
Developers Pvt. Ltd.

Authorized Signatory



Typed By :-


(Rahul Srivastava)
Near Registrar Office
Lucknow

Drafted By :-


(A.P. Singh)
Advocate
Civil Court, Lucknow

आवेदन सं०: 202600821016321

बही संख्या 4 जिल्द संख्या 698 के पृष्ठ 97 से 114 तक क्रमांक 113 पर दिनांक 13/03/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभाष सिंह
उप निबंधक, सदर द्वितीय
लखनऊ
13/03/2026

