

सत्यमेव जयते

T. S. S. S.  
NITIN KUMAR  
BAREILLY  
ACC CODE UP 142071100

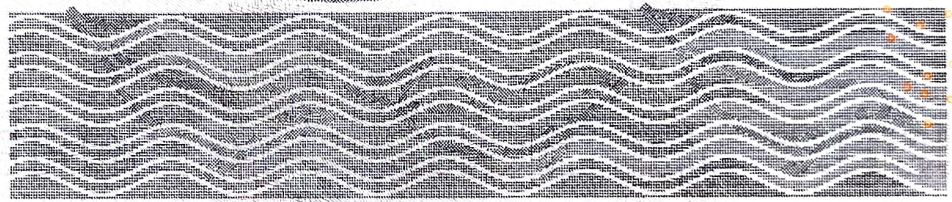
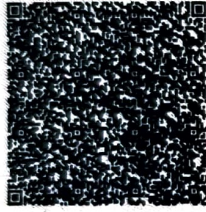
Certificate No.  
Certificate Issued Date  
Account Reference  
Unique Doc. Reference  
Purchased by  
Description of Document  
Property Description  
Consideration Price (Rs.)  
First Party  
Second Party  
Stamp Duty Paid By  
Stamp Duty Amount(Rs.)

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27-Feb-2026 05:45 PM  
NEWIMPAGO (SV)/ up14207204/ BAREILLY SADAR/ UP-BLY  
SUBIN-UPUP1420720466199931772876Y  
PARADISE INFRA CITY  
Article 48 Partnership  
Not Applicable  
PARADISE INFRA CITY  
JAGJEET SINGH NANDA AND OTHER  
PARADISE INFRA CITY  
1,100  
(One Thousand One Hundred only)

सत्यमेव जयते

10071, 10071, 100

₹1,100



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**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://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.

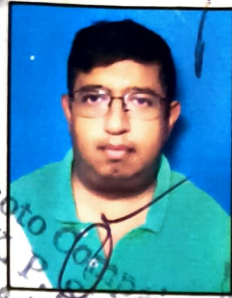


Photo Compared  
K. P. Singh  
Advocate  
Katchery, Bareilly

Photo Compared  
K. P. Singh  
Advocate  
Katchery, Bareilly

### CONSORTIUM AGREEMENT

E-Stamp Paid Rs. 1100/- Certificate NO. IN-UP 35344796181470 Y  
Date 27/02/2026

This CONSORTIUM AGREEMENT (in short "Agreement") is entered into 28th Day of Saturday 2026.

AMONGST

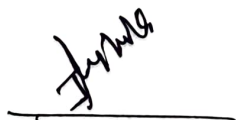

1. **Paradise Infracity a Partnership firm registered under the partnership act. 1972 through its Partner Mr. Uday Kumar S/o Late Shri Harbans Lal R/o 97/98 Residency garden Stadium Road, Bareilly, Uttar Pradesh-(243001)(herein "Lead Member")** having its registered Office at 97/98 Bareilly, Uttar Pradesh-(243001), which expression shall unless it be repugnant to the context or meaning thereof, include its successor, liquidators and assigns of the One Part.

AND

- i. Jagjeet Singh Nanda S/o Late Shri Harbans Singh Nanda R/o 8E Model Town Bareilly.
- ii. Gurpreet Singh Nanda S/o Jagjeet Singh Nanda R/o 8E Model Town Bareilly. Hereinafter collectively referred to as "**Consortium Members**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her/their legal heirs, successor-in-interest, Successors. Legal representatives and permitted assigns.

*(The Lead Member and the Consortium Members are hereinafter collectively referred as "Parties" and individually as "Party")*


**WHEREAS**

- A. The Lead Member and Consortium Members are owner and in possession of land (herein "**Said Land " at Kings Palm Paradise"** at Village Kanthari Bisalpur Road Bareilly UTTARPRADESH.
- B. The Lead Member and Consortium Members intend to develop a residential township on the Said Land (herein Kings Palm Paradise ) in accordance with the provisions of policy framed by the concern authorities (as amended from time to time) in this regard vide the BDA Permit No. PLOTTED RESI DEVELOPMENT/PLOTTED HOUSING/ 03573/BDA/LD/24-25/0275/07012026 Dated 14 JAN 2026
- C. The Parties have agreed to appoint Paradise Infracity of Consortium to provide the financial, technical, managerial and other services for the Project on the following terms and conditions:-

NOW, THEREFORE, THIS AGREEMENT WITNESSES AS FOLLOWS:-

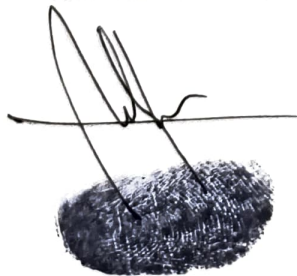
In consideration of the mutual covenants of the Parties the sufficiency whereof is hereby acknowledges and other good valuable consideration, the Parties have agreed as follows:

**1. LEAD MEMBER OR PROMOTER**

- 1.1 The Consortium Members have mutually decided to appoint **PARADISE INFRACTION**, as a Private Developer and as a **Lead Member**.

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

- 2.1 The purpose of this Agreement is to specify the responsibilities of the Parties towards the execution of the Project including land assembly, preparation of detailed project report, securing of clearances/approvals, execution and completion of development works/construction works, maintenance of services and management and disposal of properties and to set out further rights and obligations of the Parties supplementing but not conflicting with those present in this Agreement.
- 2.2 The Lead Member shall be absolutely authorized by the Consortium Members to make representation and declaration on their behalf before concern authorities for carrying out development and completion of the Project.
- 2.3 The Lead Member shall be responsible to obtain from government authorities/ department all permissions, no-objections and sanction of layout plans, revised layout plans required for development and completion of Project as well as building plans/ revised building plans for construction.





आवेदन सं०: 202600787009306

अनुबंध विलेख/घोषणा पत्र

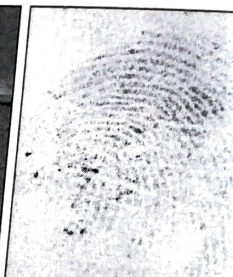
बही सं०: 4

रजिस्ट्रेशन सं०: 57

वर्ष: 2026

प्रतिफल- 0 स्टाम्प शुल्क- 1100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री पैराडाईस इन्फ्रासिटी द्वारा  
उदय कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री स्व० हरवंस लाल  
व्यवसाय : अन्य  
निवासी: 97/98 रेजीडेन्सी गार्डन स्टेडियम रोड बरेली उ० प्र० 243001



उदय कुमार अधिकृत  
पदाधिकारी/ प्रतिनिधि

श्री. पैराडाईस इन्फ्रासिटी द्वारा  
ने यह लेखपत्र इस कार्यालय में दिनांक 28/02/2026  
एवं 12:06:07 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के ह

रवि प्रकाश वर्मा  
उप निबंधक : सदर प्रथम  
बरेली  
28/02/2026

विकास सक्सेना .  
निबंधक लिपिक  
28/02/2026

- 2.4 The Lead Member shall deal with all government authorities for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Project.
- 2.5 The Lead Membe and consortium members responsible to make payment for all fee, charges, costs and expenses incurred in connection with the development, marketing and construction of the Project.
- 2.6 The Lead member shall be absolutely authorized to negotiate and allot/developed properties of the Project.
- 2.7 The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.
- 2.8 The Sale deed of the "Said Land" shall be executed by the Land Owner only with consent of all member.

**3. PROJECT MANAGEMENT STRUCTURE:**

- 3.1 The Lead Member shall act as a Promoter. It is clarified that no land is being transferred by this Consortium Agreement.

**4. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:**

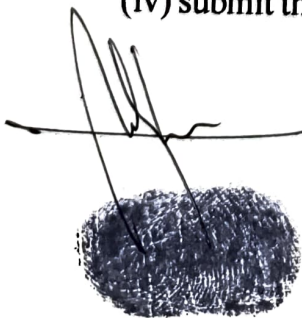
- 4.1 All cost/expenses/fee/charges relating to the Project shall be borne by the Lead Member & consortium members equally.
- 4.2 In lieu of the land contributed by the Consortium Members, considering the market response of the Project the respective Consortium Members shall be entitled annually a percentage of Gross Revenue of the Project, as maybe mutually agreed amongst the Lead Members and the respective Consortium Members.

The term "GROSS REVENUE" for the purpose of this clause shall mean revenue as shown in the financials of Lead Member.

**5. GENERAL TERMS AND CONDITIONS:**

**5.1 MISC**

- a) The Lead Member shall be absolutely entitled to (i) decide the method and/or manner of carrying out development/construction and completion of the Project or matters incidental there to and (ii) to dispose of the properties of the project on such price, terms and conditions as it deem fit and proper.
- b) The Consortium Members shall sign all documents as may be required by the Lead Member time to time without any objection thereby authorizing Lead Member to (i) develop/construct and complete the Project, (ii) all ot/booking/ the sanctioned properties of the Project to any person(s). (iii) to open and managed the RERA bank accounts. (iv) submit the QPR to RERA and other paper works if require time to time.









c) The Consortium Member  
Lead Member and  
good the mo  
directiv

आवेदन सं०: 202600787009306

बही सं०: 4

रजिस्ट्रेशन सं०: 57

वर्ष: 2026

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
प्रथम पक्ष: 1

श्री पैराडाईस इन्फ्रासिटी के द्वारा  
उदय कुमार,

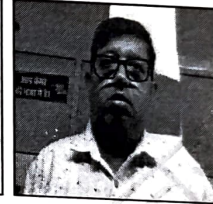
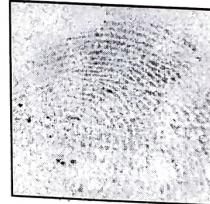
पुत्र श्री स्व० हरवंस लाल

निवासी: 97/98 रेजीडेन्सी गार्डन स्टेडियम रोड बरेली उ० प्र०  
243001

व्यवसाय: अन्य

प्रथम पक्ष: 2

PARADISE INFRACITY



श्री जगजीत सिंह नन्दा,

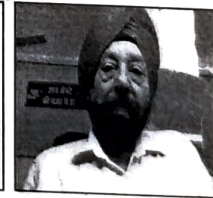
JAGJEET SINGH  
NANDA

पुत्र श्री स्व० हरवंस सिंह नन्दा

निवासी: 8ई माडल टाउन बरेली

व्यवसाय: अन्य

प्रथम पक्ष: 3



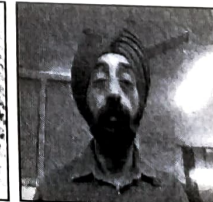
श्री गुरप्रीत सिंह नन्दा,

GURPREET SINGH  
NANDA

पुत्र श्री जगजीत सिंह नन्दा

निवासी: 8ई माडल टाउन बरेली

व्यवसाय: अन्य

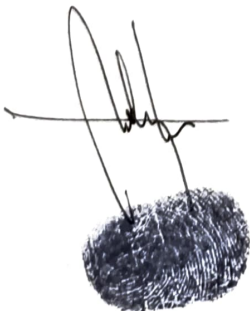


ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

(4)

- c) The Consortium Members hereby agrees and undertakes to identify and hold harmless the Lead Member and its directors officers, and employees from and against and pay and make good the monetary value of, any and losses incurred or suffered by the Lead Member directly arising out of, relating to or resulting from:
- i. Breach of any representations and warranties contained in the Agreement; or
  - ii. A breach of any provision of this Agreement
- d) Any Provision of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in anyway the remaining provisions thereof.
- e) The Parties hereby understand and agree that each party shall be individually liable to meet out there obligations pertaining to the tax/s as maybe attracted on the present understanding.
- 5.2 **GOVERNING LAW:** This Agreement shall in respect be construed in accordance with Laws Of India, as amended from time to time and in event of conflict between the provisions of this Agreement and the said laws the later shall prevail.
- 5.3 **FORCE MAJEUR:** None of the Parties shall be held in default in the performance of the obligation under this 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, reason beyond control, Government Action. In the event of force majeure, the Parties of the Agreement undertake to consult each other.
- 5.4 **SETTLEMENT OF DISPUTES:** All Parties agree to settle amicably all disputes arising out of or concerning this Agreement. In the event of the Parties failing to amicably resolve any dispute in the foregoing matter, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.
- 5.5 **WAIVER:** The waiver of any Party of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to waiver of the subsequent breach.
- 5.6 **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 alteration 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 authorized representative as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreement between the Parties of the Project. This agreement shall be valid and enforceable till the completion of the Project. **Constiles the entire understanding does not crate and conveyance or lease or Licensee.**



Handwritten signature and fingerprint.



Handwritten signature and fingerprint.



Handwritten signature and fingerprint.

**5.7 CONFIDENTIALITY:** All members shall be under obligation not to disclose any information of terms of this Agreement to any third party. All documents and information exchanged between the Parties for the purpose of Project shall be treated as strictly confidential by the other members and shall not be share by any other outside agency except the concern Development Authority & Government of Uttar Pradesh.

**5.8 NOTICES:** Any notice required pursuant to the Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Agreement.

**5.9 DURATION OF CONSORTIUM AGREEMENT:** This Agreement is irrevocable in nature, however same shall stand concluded upon completion of the project and handing over of the same to the association of allottee/s of the Project and/or concerned authorities, as the case may be.

**5.10 LIABILITY:**

The Parties hereby understand and agree that each Party shall be individually liable for any default with regard to the deliverables of its/his/her part under the terms and conditions of this Agreement.

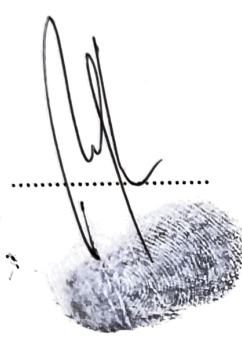
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A handwritten signature in black ink is written above a horizontal line. Below the line is a dark, circular fingerprint impression.

(6)

IN WITNESS WHEREOF the Lead Member and Consortium Members have executed this agreement on this 28th day of Saturday 2026 at Bareilly.







Witness.....

अजीव  
अजीव खान  
तस्लीम खान  
एफ 492



Witness.....

अलीक बुवा मित्रा  
अलीक बुवा मित्रा  
अलीक बुवा मित्रा  
अलीक बुवा मित्रा  
9786429980



Photo Compared  
P. Singh  
Advocate  
Bareilly, Bareilly

वामा. वाराहरी  
बरेली  
9520344  
899

Date - 28/02/2026  
Drafted by -





आवेदन सं०: 202600787009306

बही संख्या 4 जिल्द संख्या 368 के पृष्ठ 335 से 348 तक क्रमांक  
57 पर दिनांक 28/02/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा  
उप निबंधक : सदर प्रथम  
बरेली  
28/02/2026