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Government of Uttar Pradesh

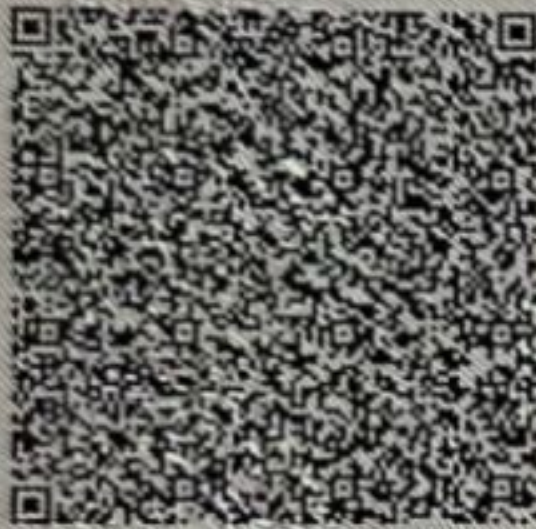
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Certificate No. : IN-UP43991494872914Y
Certificate Issued Date : 09-Mar-2026 12:28 PM
Account Reference : NEWIMPACC (SV)/ up14400704/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1440070483438213497431Y
Purchased by : N S DEVELOPERS
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : N S DEVELOPERS
Second Party : H S N REALTECH
Stamp Duty Paid By : N S DEVELOPERS
Stamp Duty Amount(Rs.) : 1,000
(One Thousand only)



E-STAMP LOCKED

SUB REGISTRAR-V
LUCKNOW

Please write or type below this line

CONSORTIUM AGREEMENT

THIS CONSORTIUM AGREEMENT ("Agreement") is made and entered into at Lucknow, Uttar Pradesh on this 09th day of march, 2026.

BETWEEN:

NS Developers, a partnership firm registered under the Indian Partnership Act, 1932, bearing Registration No. LUC/0022857 dated 03.10.2025 with the Registrar of Firms, Uttar Pradesh, having its registered office at 521 A and 521 B, 5th Floor, Levana Cyber Heights, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh – 226010, acting through its Authorized Partner

NS DEVELOPERS

21/2/2026

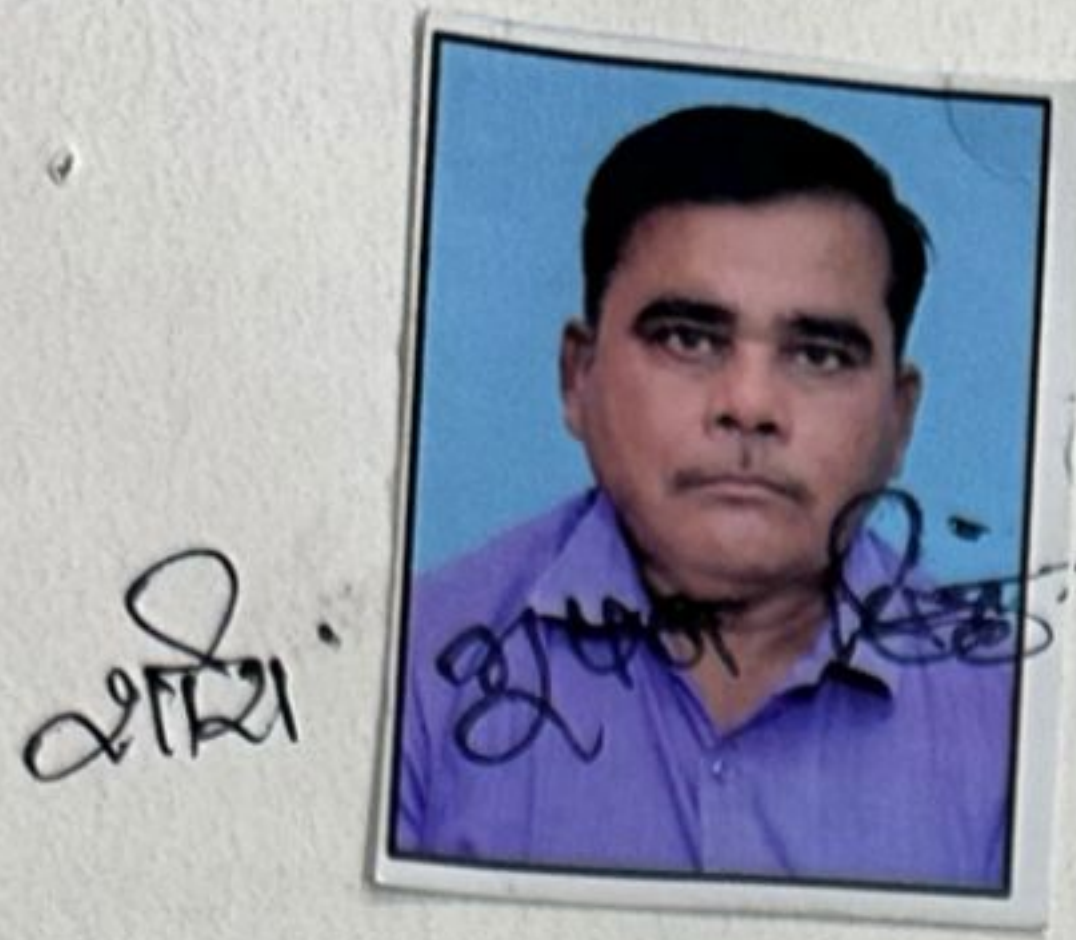
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Statutory Alert:

The authenticity of the details on this Certificate should be verified at www.shcilstamp.com or using e-Stamp Lock Holder.

The onus of checking the legitimacy is on the users of the certificate.

In case of any discrepancy please inform the Competent Authority.



Mr. SASHI BHUSHAN SINGH (Aadhaar No: 2961 6601 7901, PAN: CCCPB6803N, Mo. 7607283344), son of Mr. Ram Naresh Singh, aged about 59 years, resident of Flat No. 1102, 11th Floor, A3, Parijat Apartment, Gomti Nagar, Lucknow, Uttar Pradesh – 226010, (hereinafter referred to as “Consortium Member 1” which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners for the time being, their respective heirs, executors, administrators, legal representatives, successors and permitted assigns) of the FIRST PART;

AND

HSN Realtech, a partnership firm registered under the Indian Partnership Act, 1932, bearing Registration No. LUC/0022856 dated 03.10.2025 with the Registrar of Firms, Uttar Pradesh, having its registered office at 521 A and 521 B, 5th Floor, Levana Cyber Heights, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh – 226010, acting through its Authorized Partner, Indira Gas and Petroleum Private Limited, a company incorporated under the Companies Act, 2013, acting through its Director, Mr. MITHILESH KUMAR (DIN: 09023028, Aadhaar No. 611055404023, PAN-DCOPK4042M, Mo.6394600517), son of Mr. Niranjana Prasad, aged about 35 years, resident of Flat No. 1102, A3, Parijat Apartment, Gomti Nagar, Lucknow, Uttar Pradesh – 226010, (hereinafter referred to as “Consortium Member 2” or “Lead Member” which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners for the time being, their respective heirs, executors, administrators, legal representatives, successors and permitted assigns) of the SECOND PART.

(Consortium Member 1 and Consortium Member 2 shall hereinafter be collectively referred to as the “Consortium Members” or “Parties” and individually as a “Consortium Member” or “Party”).

WHEREAS:

A. The Consortium Members are well-established real estate firms with extensive experience and expertise in the development, construction, and marketing of commercial and residential properties across Uttar Pradesh. Both firms possess a strong track record of successful project delivery and adherence to industry best practices.

B. Consortium Member 1 is the lawful allottee and is in peaceful possession of Plot No. CP-4/5-A, & Consortium Member 2 is the lawful allottee and is in peaceful possession of Plot No. CP-4/6, both situated at Sector 4, Gomti Nagar Extension, Lucknow, Uttar Pradesh – 226010.

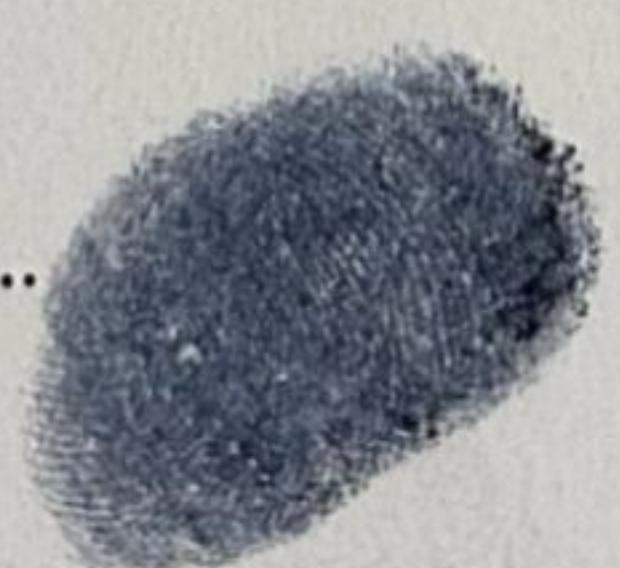
D. The Consortium Member 1 Land and the Consortium Member 2 Land are contiguous to each other, presenting a unique opportunity for integrated and large-scale commercial

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Partner

NS Developers



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PARTNER

HSN Realtech



development. The combined land parcel offers significant advantages in terms of planning, design, and market appeal.

E. The Consortium Members are desirous of irrevocable pooling their respective land parcels, i.e., the Consortium Member 1 Land and the Consortium Member 2 Land (hereinafter collectively referred to as the "Project Land"), for the purpose of jointly developing a state-of-the-art commercial complex thereon under the name and style of "Indira Business Hub" (hereinafter referred to as the "Project") in accordance with the building plans sanctioned by the Regulatory Authority. This pooling arrangement is intended to leverage the collective strengths and resources of both Parties, ensuring optimal utilization of the land and maximizing project value.

F. The Consortium Members have mutually agreed that Consortium Member 2, HSN Realtech, by virtue of its extensive experience in managing large-scale projects and its robust organizational structure, shall act as the **Lead Member** for the development, execution, management, and marketing of the Project, on the terms and conditions hereinafter appearing. This designation is based on a thorough assessment of capabilities and a shared vision for the Project's success.

G. This Agreement is being executed to formally record the formation of the consortium, define the mutual rights, obligations, and responsibilities of each Consortium Member, and establish the framework for the joint development of the Project. It aims to ensure transparency, accountability, and efficient collaboration throughout the Project lifecycle.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS, AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO:

1. DEFINITIONS AND INTERPRETATION

In this Agreement, unless the context otherwise requires, the following expressions shall have the meanings respectively assigned to them:

a) "Applicable Law" shall mean any statute, law, regulation, ordinance, rule, judgment, order, decree, bye-law, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision of, or determination by, or any interpretation or administration of any of the foregoing by, any governmental authority, whether in effect as of the date of this Agreement or thereafter.

b) "Approvals" shall mean all sanctions, permissions, consents, no-objection certificates, clearances, and approvals required from any governmental or statutory authority, including but not limited to the Lucknow Development Authority, Municipal Corporation, Fire Department, Pollution Control Board, and the Real Estate Regulatory Authority (RERA), for the development, construction, marketing, sale, and occupation of the Project.

c) "Consortium" shall mean the joint arrangement formed by NS Developers and HSN Realtech for the specific purpose of undertaking the Project as defined herein.

d) "Project Cost" shall mean all costs and expenses incurred in relation to the Project, including but not limited to costs for obtaining Approvals, land development charges, construction costs, professional fees, marketing and sales expenses, administrative

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overheads, interest on project finance, and all other expenses necessary for the successful completion and delivery of the Project.

e) "Project Revenue" : Project Revenue, means all proceeds received from the prospective Purchasers/ Allottees on any account whatsoever including but not limited to cash flows, receipts and receivables by whatsoever name called including TDS or any other taxes or any other statutory deduction by the prospective purchasers, amounts deposited against provisional allotment/ booking/ sale of the Commercial space/units, creation of any right, title or interest or creation of any possessory or other right whether in full or part of saleable areas (inclusive all Common Areas) in the Project, amounts received in the escrow account including transfer charges, Preferential Location Charges, holding charges, cancellation charges/ damages, interest on delayed payments, security deposits, transfer fee/assignment charges/lease rentals underwrite fee/charges, amount received against buy-back scheme(s) or any other scheme not specifically mentioned in the instant agreement and revenue sharing arrangements collected from the customers/purchasers/ Lessees/ Assignees of Units in the Project, car parking, terraces, balconies, club membership fees (if any), provisional allotment, booking, external electrification charges, fire-fighting charges, power back, including but not limited to sinking fund, any extraordinary receipt from the prospective purchasers, forfeiture or otherwise, and maintenance deposit, Taxes all the receivables towards commercial Unit/spaces/shops or any other extra charge apart from regular charges levied on the customer for the purchase of the apartment.

f) "Saleable Area" shall mean the total area of the units in the Project that can be sold or transferred to third parties, as determined in accordance with the sanctioned building plans, RERA regulations, and prevailing industry standards.

g) 'Project/Commercial project', means Commercial Project under the name and style of "Indira Business Hub "to be developed by the Second Party utilizing the FSI/FAR, which is subject matter of this Agreement on the Project Land.

2. FORMATION AND PURPOSE OF THE CONSORTIUM

2.1. The Parties hereby agree to form a Consortium for the sole and exclusive purpose of jointly developing the Project, "Indira Business Hub", on the consolidated Project Land. This Consortium is a project-specific arrangement and shall not be construed as a general partnership or a joint venture for any other business activity.

2.2. The primary purpose of this Consortium is to combine the land resources, financial capabilities, technical expertise, and market reach of both Consortium Members to execute a high-quality commercial development that meets market demands and generates optimal returns for both Parties.

2.3. The Consortium aims to leverage the collective experience in real estate development to create a landmark commercial project that adheres to the highest standards of design, construction, and sustainability, thereby enhancing the brand value of both Consortium Members.

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2.4. By pooling resources, the Consortium seeks to achieve economies of scale, streamline the development process, mitigate individual project risks, and present a unified and stronger front to regulatory authorities, financial institutions, and potential buyers.

3. ROLE AND RESPONSIBILITIES OF THE LEAD MEMBER (CONSORTIUM MEMBER 2)- SECOND PARTY

3.1. The Parties hereby irrevocably appoint Consortium Member 2, HSN Realtech, as the Lead Member for the Project. The Lead Member shall be solely responsible for the overall execution, management, and administration of the Project, acting on behalf of the Consortium.

3.2. The responsibilities of the Lead Member shall include, inter alia, but not be limited to:

The Second Party, being the Lead Member of the Consortium, shall be solely responsible for the planning, development, construction, financing, marketing, sale, management, and completion of the Project titled "Indira Business Hub" on the Said Land, entirely at its own cost, risk, and expense, in accordance with the sanctioned building plan and all applicable laws, rules, regulations, notifications, circulars and guidelines issued by competent authorities including the Lucknow Development Authority and the Uttar Pradesh Real Estate Regulatory Authority.

Without prejudice to the generality of the foregoing, the responsibilities of the Second Party shall include, inter alia, the following:

(a) Development, Construction and Financing

The Second Party shall undertake the entire development, design, construction and financing of the Project, including the engagement of architects, consultants, contractors, engineers, vendors, and other professionals necessary for the execution and completion of the Project.

(b) Approvals, Licenses and Sanctions

The Second Party shall apply for, obtain, and maintain all necessary approvals, permissions, sanctions, licenses, NOCs and clearances required for the development and construction of the Project, including but not limited to:

- Building Plan Approval
- Environmental Clearance
- Fire Safety Approval
- Pollution Control Approvals
- Electricity and Water Sanctions
- Completion / Occupancy Certificates

All expenses for obtaining such approvals shall be borne exclusively by the Second Party.

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(c) Design, Planning and Construction Management

The Second Party shall prepare, modify and submit architectural designs, structural drawings and building plans, and shall have the authority to seek modifications, revisions or amendments to sanctioned plans whenever required, subject to applicable laws and approvals. The Second Party shall ensure that the construction is carried out in accordance with sanctioned plans, quality standards, engineering specifications and statutory requirements.

(d) Project Cost and Expenses

The entire cost of the Project, including but not limited to:

- construction costs
- professional fees of architects, engineers and consultants
- statutory charges and fees
- compounding charges
- security deposits for electricity and water
- infrastructure and external development charges
- installation of fire-fighting systems and air-conditioning systems
- electrical distribution systems and vertical cabling
- utility connections and installations

shall be borne solely by the Second Party until completion of the Project.

(e) RERA Registration and Compliance

The Second Party shall:

- register the Project with the Uttar Pradesh Real Estate Regulatory Authority as the Developer/Promoter,
- open and operate the designated RERA project account,
- make necessary disclosures, filings, and compliance submissions,
- comply with all provisions of the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder.

(f) Marketing, Sales and Customer Management

The Second Party shall have exclusive authority to:

- formulate and implement marketing and sales strategies for the Project;
- appoint brokers, sales agents, channel partners and marketing agencies;
- advertise, promote and market the Project;
- determine pricing of units;

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(h) Financial Management and Refunds

The Second Party shall be responsible for:

- receiving payments from purchasers/allottees
- managing project finances
- refunding amounts to purchasers in case of cancellation or termination of allotment.

The First Party shall not be liable for any refund, interest, penalty, damages or compensation payable to buyers, which shall remain the sole responsibility of the Second Party.

(i) Project Management and Control

The Second Party shall have full authority and control over the management and day-to-day affairs of the Project, and shall utilize its technical expertise and experience for efficient execution and completion of the Project.

(j) Maintenance of the Project

The Second Party or its nominated agency shall have the exclusive right to maintain the Project and its common facilities until a society/association of owners is formed in accordance with applicable laws including the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010.

(l) Appointment of Personnel and Contractors

The Second Party shall appoint all contractors, sub-contractors, consultants, engineers, labour and other personnel required for the development and construction of the Project.

The Second Party shall be responsible for payment of wages, statutory dues, insurance, accident claims and all labour compliances, including compliance with laws relating to PF, ESI, labour welfare and other statutory obligations.

(m) Liability for Workforce and Site Operations

The Second Party shall be solely responsible for any claims, liabilities, compensation or damages arising from accidents, injuries or disputes involving employees, workers, contractors or third parties associated with the Project.

(n) Insurance

The Second Party shall procure and maintain adequate insurance coverage including third-party liability insurance and worker insurance for all activities relating to the Project.

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(o) Refunds from Authorities

Any refund of fees, deposits or charges relating to permissions or approvals obtained by the Second Party shall belong to the Second Party. If any such refund is received by the First Party, it shall be remitted to the Second Party within 15 days.

(p) Completion and Delivery of Units

The Second Party shall complete the Project in accordance with the approved plans and RERA registration and shall deliver possession of completed units to purchasers/allottees along with necessary completion or occupancy certificates.

(q) Indemnity

The Second Party shall indemnify and keep the First Party harmless from any claims, liabilities, damages, penalties, litigation or losses arising out of the development, construction, sale or management of the Project.

(r) Accounts and Reporting

To maintain separate, accurate, and transparent books of accounts for the Project, which shall be open for inspection by Consortium Member 1 upon reasonable notice. The Lead Member shall provide regular (at least quarterly) progress reports, financial statements, and other relevant information to Consortium Member 1 regarding the status of the Project.

(s) Force Majeure

In the event of destruction or damage to the Project due to Force Majeure events, the responsibility for restoration or reconstruction shall lie with the Second Party at its own cost and expense.

(t) Marketing and Sales

To devise and implement a comprehensive marketing and sales strategy for the Project, appoint sales agents, undertake advertising and promotional activities, and enter into agreements for sale with prospective buyers for the units in the Project. The Lead Member shall be responsible for achieving sales targets and managing customer relations.

4. RIGHTS AND OBLIGATIONS

- a. The lead member shall have right to accept inquires/bookings of the units to be developed in the entire project including area falling in the portion of the other consortium member. All the bookings made in the project shall be presumed as accepted & agreed by the second party i.e. Other consortium member also. The lead member shall be entitled to advertise this project by distributing pamphlets, brochures, publishing advertisements in newspapers, magazines and/or by putting sign boards, neon-sign or such other modes of advertisement as deemed fit, on the said land, in any

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manner and thus it shall be entitled to invite prospective buyers/customers to the site after registration of the said project under RERA.

- b. That the lead member shall sign, execute, enter into, determine, negotiate, finalize, modify the terms and conditions of the booking/ application form, allotment letter, and agreement with the buyer(s) in the project including deciding terms related to the consequences of delay, levy of interest, waiving off of interest, cancellation of booking, re-allotment of units upon cancellation etc. The second party will join the hands in agreements/deeds being as the confirming party or seller, as and when required under the law for successful execution of the transactions.
- c. That both parties shall be jointly responsible for all the compliances related to Real Estate (Regulation and Development) Act 2016.
- d. Each Member undertakes to promptly notify about any significant delay in fulfilment of milestones in relation to the Project; and/or any relevant communications as received from third parties in relation to the Project.
- e. Each Member shall act in good faith and use reasonable efforts to ensure time-bound compliance of their obligations under this agreement and promptly act to correct any error therein as soon as it came into the knowledge.
- f. Each Member shall share with and disclose information to other Member including confidential information and documents as may be necessary for the Project. The Members hereby understand and agree that the information shall be used solely for the purpose of the Project and not for its own use or for any third-party benefit. That all parties shall be jointly responsible for successful completion and handover of the project.
- g. The First party and the second party shall be severally responsible/liable for any type of tax imposed in future, charges, rates, rents, cess, stamp duty, property tax, electricity charges, water charges, development charges, statutory compliance costs all direct and indirect taxation liability like Income Tax, GST or any other tax, etc. in respect of their share in the project. If the Second Party are not able to pay such amounts as specified above, towards their shares to the concerned Authority or First Party as the case may be and same if paid by the "First Party" on behalf of land owner, then payment of all such dues including GST, stamp-duty, any other charges etc. shall be adjusted with against future payment due towards Revenue sharing to the second party.
- h. That as per current applicable rules the GST on Transfer of Development Rights (TDR) is being treated as supply of Service and the liability of the same shall be discharged by parties as per the calculation method given under GST Act. Further if there will be any change in the law then GST on TDR shall be calculated and paid accordingly.

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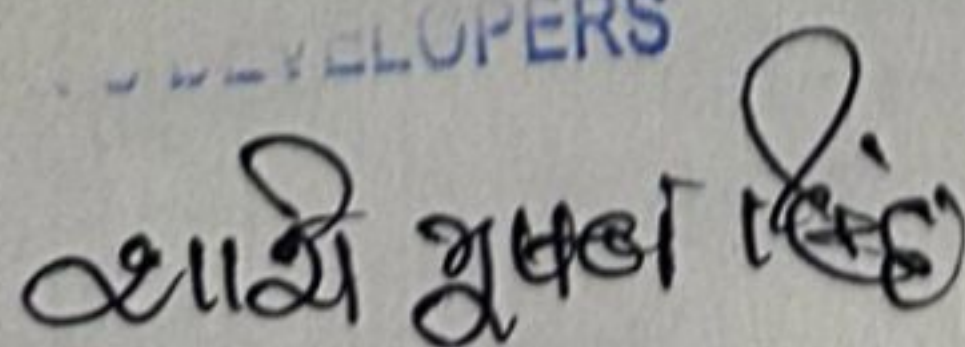
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5. FINANCIAL ARRANGEMENTS AND REVENUE SHARING

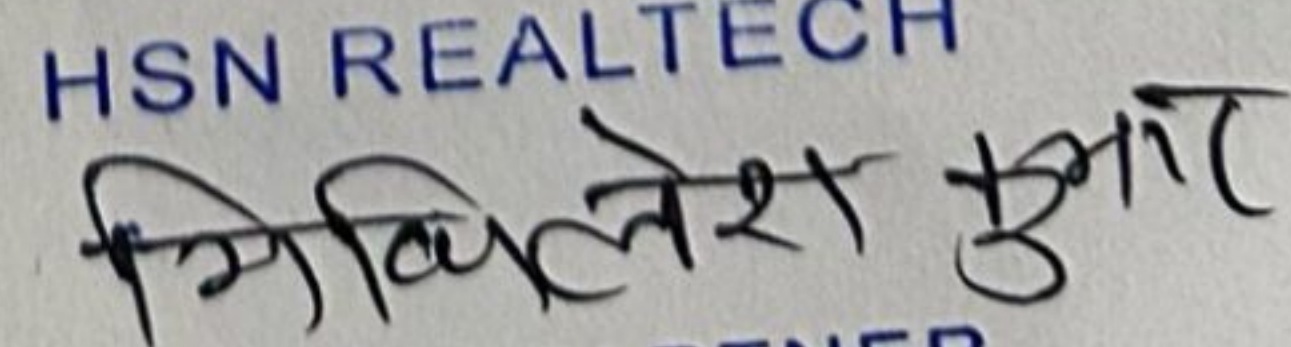
- 5.1. All Project Costs shall be primarily borne by the Lead Member, who shall arrange the necessary finances as per Clause 3.2(b).
- 5.2. In consideration of the contribution of land by Consortium Member 1 and Consortium Member 2 along with the overall responsibilities undertaken by both Parties, the Net Profit generated from the be shared between both the parties and on mutually agreed basis.
- 5.3. All Project Revenue shall be deposited into a dedicated escrow account to be opened and operated jointly by the Parties or as per RERA guidelines. Withdrawals from the said account shall be made strictly for meeting Project Costs and for distribution of the net revenue to the Parties as per the agreed ratio, in accordance with Applicable Law and the terms of this Agreement.
- 5.4. The Lead Member shall provide a detailed statement of accounts and revenue distribution to Consortium Member 1 at regular intervals, not less than quarterly, or upon request.
- 5.5 It is understood and agreed by the parties that no conveyance or transfer of title in any immovable property is being undertaken by means of this agreement.

6. PROJECT MANAGEMENT AND DECISION MAKING

- 6.1. The Consortium Members hereby acknowledge and agree that the Second Party, being the Lead Member of the Consortium, shall have the primary and exclusive authority, control, and responsibility for the planning, development, execution, management, supervision, and completion of the Project, including all strategic, administrative, technical, operational, and financial matters relating thereto.
- 6.2. The Second Party shall have the sole and absolute discretion to take all decisions necessary for the successful implementation of the Project, including but not limited to project planning, design approvals, engagement of architects, consultants, contractors, vendors and service providers, procurement of materials, financial management, marketing and sales strategies, pricing decisions, execution of agreements with buyers, and all other activities required for development and completion of the Project.
- 6.3. All day-to-day operational, commercial, financial, administrative, and project management decisions in relation to the Project shall be taken exclusively by the Second Party, and such decisions shall be binding on the Consortium and the First Party, subject to the provisions of this Agreement and applicable laws.
- 6.4. The First Party shall extend full cooperation, assistance, and support to the Second Party for the effective execution of the Project and shall not interfere with or obstruct the decisions taken by the Second Party in its capacity as the Lead Member.
- 6.5. The Second Party shall keep the First Party reasonably informed regarding the overall progress and major developments of the Project from time to time.

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7. REPRESENTATIONS AND WARRANTIES

7.1. Consortium Member 1 hereby represents and warrants to Consortium Member 2 that:

- a) It has the absolute right, full power, and authority to enter into this Agreement and to contribute the Consortium Member 1 Land for the Project.
- b) The Consortium Member 1 Land is free from all encumbrances, charges, liens, mortgages, attachments, and claims of any nature whatsoever, and there are no adverse claims or disputes pending or threatened against the title of the land.
- c) There is no pending or threatened litigation, arbitration, or administrative proceeding of any kind which could adversely affect the title to the Consortium Member 1 Land or the development of the Project.
- d) All taxes, cesses, and other statutory dues in respect of the Consortium Member 1 Land have been fully paid up to the date of this Agreement.
- e) It has not entered into any prior agreement or arrangement with any third party concerning the development, sale, or transfer of the Consortium Member 1 Land which is subsisting and would conflict with the terms of this Agreement.

7.2. Consortium Member 2 hereby represents and warrants to Consortium Member 1 that:

- a) It has the absolute right, full power, and authority to enter into this Agreement and to contribute the Consortium Member 2 Land for the Project.
- b) The Consortium Member 2 Land is free from all encumbrances, charges, liens, mortgages, attachments, and claims of any nature whatsoever, and there are no adverse claims or disputes pending or threatened against the title of the land.
- c) There is no pending or threatened litigation, arbitration, or administrative proceeding of any kind which could adversely affect the title to the Consortium Member 2 Land or the development of the Project.
- d) All taxes, cesses, and other statutory dues in respect of the Consortium Member 2 Land have been fully paid up to the date of this Agreement.
- e) It possesses the necessary financial capacity, technical expertise, and managerial competence to undertake and complete the Project as the Lead Member, and has the resources to arrange for the required Project finance.

8. INDEMNITY

8.1. Each Consortium Member shall indemnify and keep the other Consortium Member indemnified against all losses, damages, costs, and expenses (including legal fees) that may be suffered or incurred by the other Consortium Member as a result of any breach of the representations, warranties, covenants, or obligations contained in this Agreement by the indemnifying Party.

8.2. This indemnity shall survive the termination of this Agreement and shall be a continuing obligation of the indemnifying Party.

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9. TERM AND TERMINATION

9.1. This Agreement shall come into force on the date of its execution and shall remain valid and binding until the completion of the Project, the sale of all units, the final distribution of revenues, and the fulfilment of all obligations by the Consortium Members hereunder.

9.2. This Agreement may be terminated by either Consortium Member upon a material breach of any of the terms and conditions by the other Consortium Member, provided a written notice of 30 days is given to the defaulting Party to rectify the breach, and the breach remains unrectified within the said notice period.

9.3. Upon termination, the Consortium Members shall mutually agree on the winding-up process, including the settlement of accounts, distribution of assets, and completion of any pending obligations, in a fair and equitable manner.

10. CONFIDENTIALITY

10.1. All information exchanged between the Consortium Members in connection with the Project and this Agreement, including but not limited to financial data, project plans, marketing strategies, and technical specifications, shall be treated as strictly confidential.

10.2. Neither Consortium Member shall disclose any such confidential information to any third party without the prior written consent of the other Consortium Member, except as may be required by Applicable Law or by a competent governmental authority.

10.3. This confidentiality obligation shall survive the termination or expiry of this Agreement.

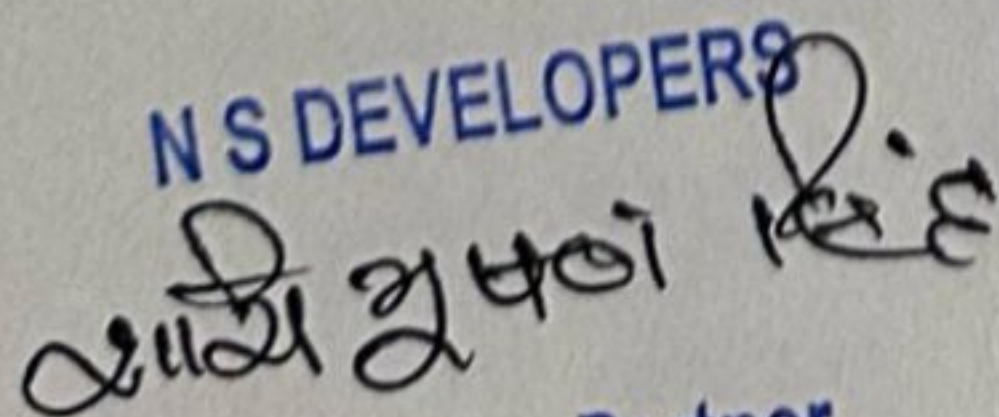
11. FORCE MAJEURE

11.1. Neither Consortium Member shall be liable for any failure or delay in the performance of its obligations under this Agreement if such failure or delay is due to a Force Majeure event, including but not limited to acts of God, war, civil commotion, strikes, lock-outs, epidemics, pandemics, governmental orders, changes in law, or any other event beyond the reasonable control of the Consortium Members, which could not have been foreseen or prevented.

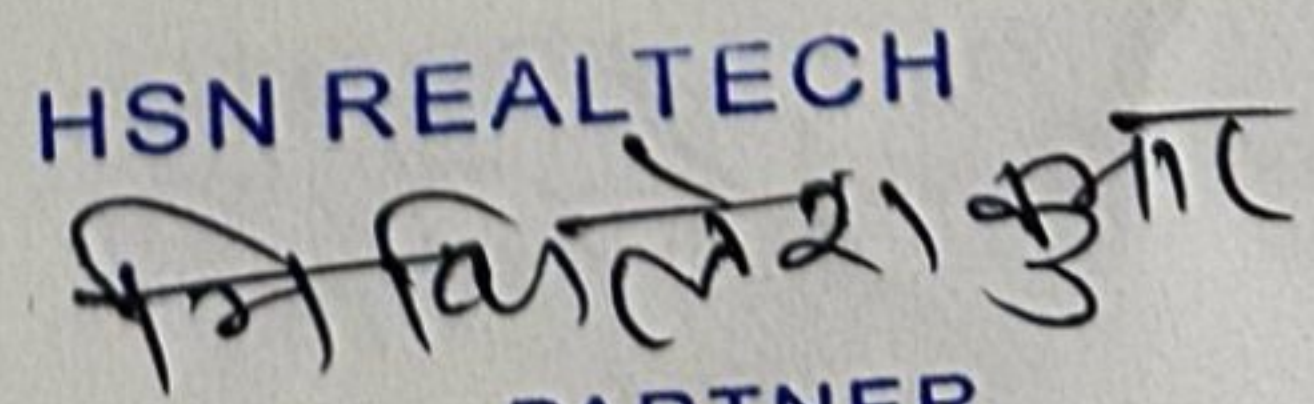
11.2. The Consortium Member affected by a Force Majeure event shall promptly notify the other Consortium Member in writing of the commencement and cessation of such event. The time for performance of the affected obligation shall be extended for the duration of the Force Majeure event.

12. DISPUTE RESOLUTION AND GOVERNING LAW

12.1. Any dispute or difference whatsoever arising out of or in connection with this Agreement, including its interpretation, validity, or termination, shall first be settled amicably through mutual negotiations between the Consortium Members.

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12.2. If the dispute is not resolved through negotiations within thirty (30) days from the date of the dispute arising, it shall be referred to and finally resolved by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time.

12.3. The arbitration shall be conducted by a sole arbitrator appointed by mutual consent of both Consortium Members. If the Consortium Members fail to agree on a sole arbitrator within fifteen (15) days of the reference to arbitration, the arbitrator shall be appointed in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

12.4. The seat and venue of arbitration shall be Lucknow. The language of the arbitration proceedings shall be English. The award rendered by the arbitrator shall be final and binding on both Consortium Members.

12.5. This Agreement shall be governed by and construed in accordance with the laws of India. The Courts at Lucknow shall have exclusive jurisdiction over any matter arising out of this Agreement, including any interim relief applications prior to or during arbitration proceedings.

13. MISCELLANEOUS

13.1. Notices: Any notice, request, or other communication required or permitted to be given hereunder shall be in writing and sent by registered post acknowledgment due, reputable courier service, or email with read receipt, to the addresses of the Consortium Members first mentioned above.

13.2. Entire Agreement: This Agreement, along with its Schedules, constitutes the entire agreement and understanding between the Consortium Members with respect to the subject matter hereof and supersedes all prior negotiations, understandings, and agreements, whether written or oral, relating to such subject matter.

13.3. Amendments: No amendment, modification, or waiver of any provision of this Agreement shall be effective unless made in writing and signed by duly authorized representatives of both Consortium Members.

13.4. Severability: If any provision of this Agreement is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such provision shall be severed from this Agreement, and the remainder of the Agreement shall remain in full force and effect.

13.5. Costs and Expenses: The stamp duty, registration charges, and other incidental expenses for the execution and registration of this Agreement shall be borne by {party_bearing_costs}.

13.6. No Partnership: Nothing in this Agreement shall be deemed to constitute a partnership in general, agency, or employer-employee relationship between the Consortium Members, save and except for the specific purpose of forming this Consortium for the Project as defined herein.

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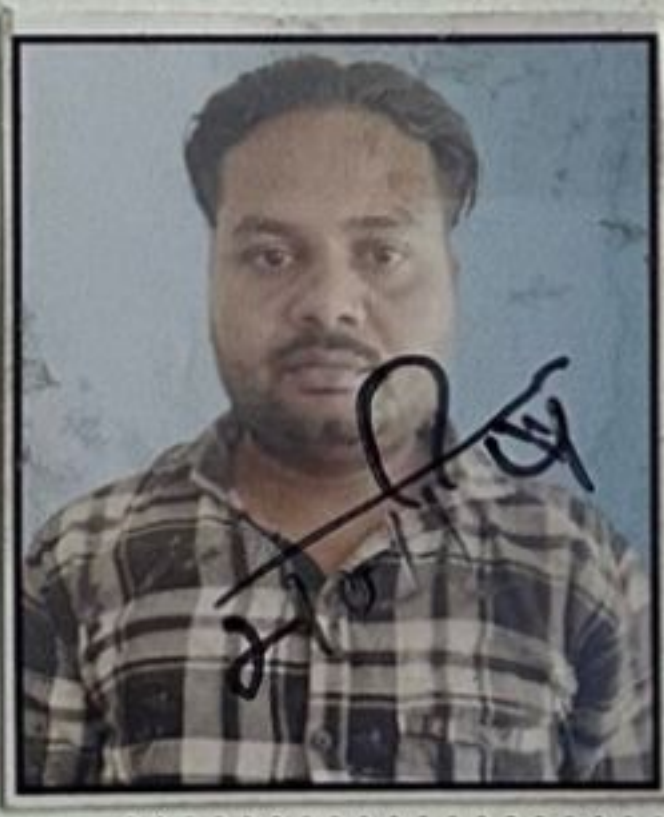
सिद्धि लक्ष्मी कुमार
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HSN Realtech

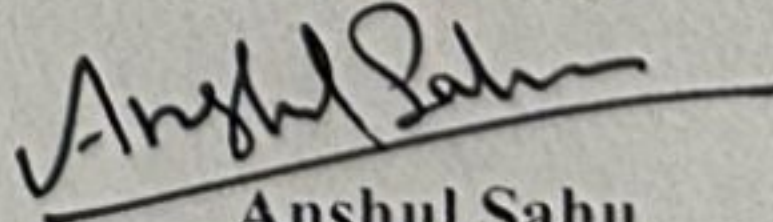
IN WITNESS WHEREOF, the Parties have executed this Consortium Agreement on the date, month, and year first above written in the presence of the following witnesses.

For NS Developers	For HSN Realtech
 NS DEVELOPERS शशि भुषण सिंह Partner Mr. SASHI BHUSHAN SINGH	HSN REALTECH मिथिलेश कुमार PARTNER 
Authorized Partner (Consortium Member 1)	Authorized Partner (Consortium Member 2 / Lead Member)

WITNESSES:

 शरवान कुमार  Sharavan Kumar	 मनीष गोंड  मनीष गोंड
Name: Mr. Sharavan Kumar Vishwakarma	Name: Mr. Manish Gond
S/o Mr. Surendra Viswakarma	S/o Mr. Ram Bilas Gond
Address: Deoria Khas, Deoria, Uttar Pradesh-274001	Address: House No. 271, Sindhi Mil Colony Devari Tola Ward no.9, Deoria, Uttar Pradesh-274001
Mo: 7800963618	Mo: 8787099519

Drafted by:



Anshul Sahu
(Advocate)

Mo.9451405828

NS DEVELOPERS
शशि भुषण सिंह
.....
Partner
NS Developers

HSN REALTECH
मिथिलेश कुमार
.....
PARTNER
HSN Realtech



आवेदन सं०: 202600821028083

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

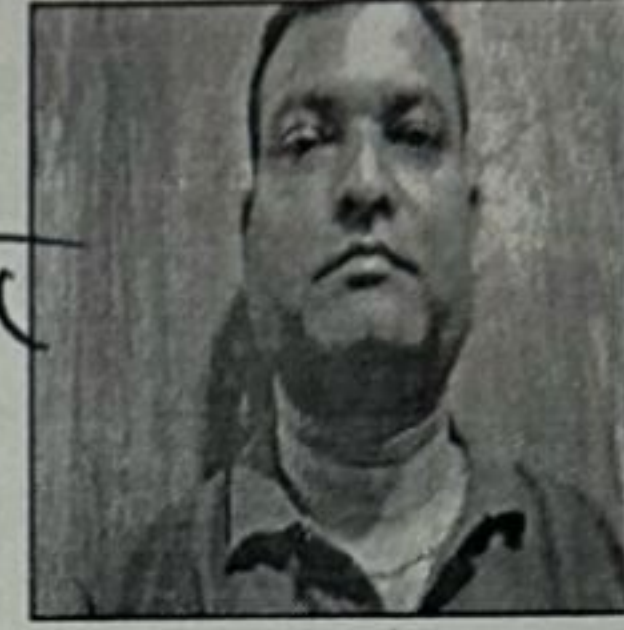
रजिस्ट्रेशन सं०: 164

वर्ष: 2026

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 80 योग : 580

श्री एच एस एन रियलटेक द्वारा
मिथलेश कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री निरंजन प्रसाद
व्यवसाय : व्यापार
निवासी: फ्लैट न.1102, पारिजात अपार्टमेंट, गोमती नगर, लखनऊ, उत्तर प्रदेश-226010

मिथलेश कुमार



श्री, एच एस एन रियलटेक द्वारा

मिथलेश कुमार अधिकृत पदाधिकारी/
प्रतिनिधि

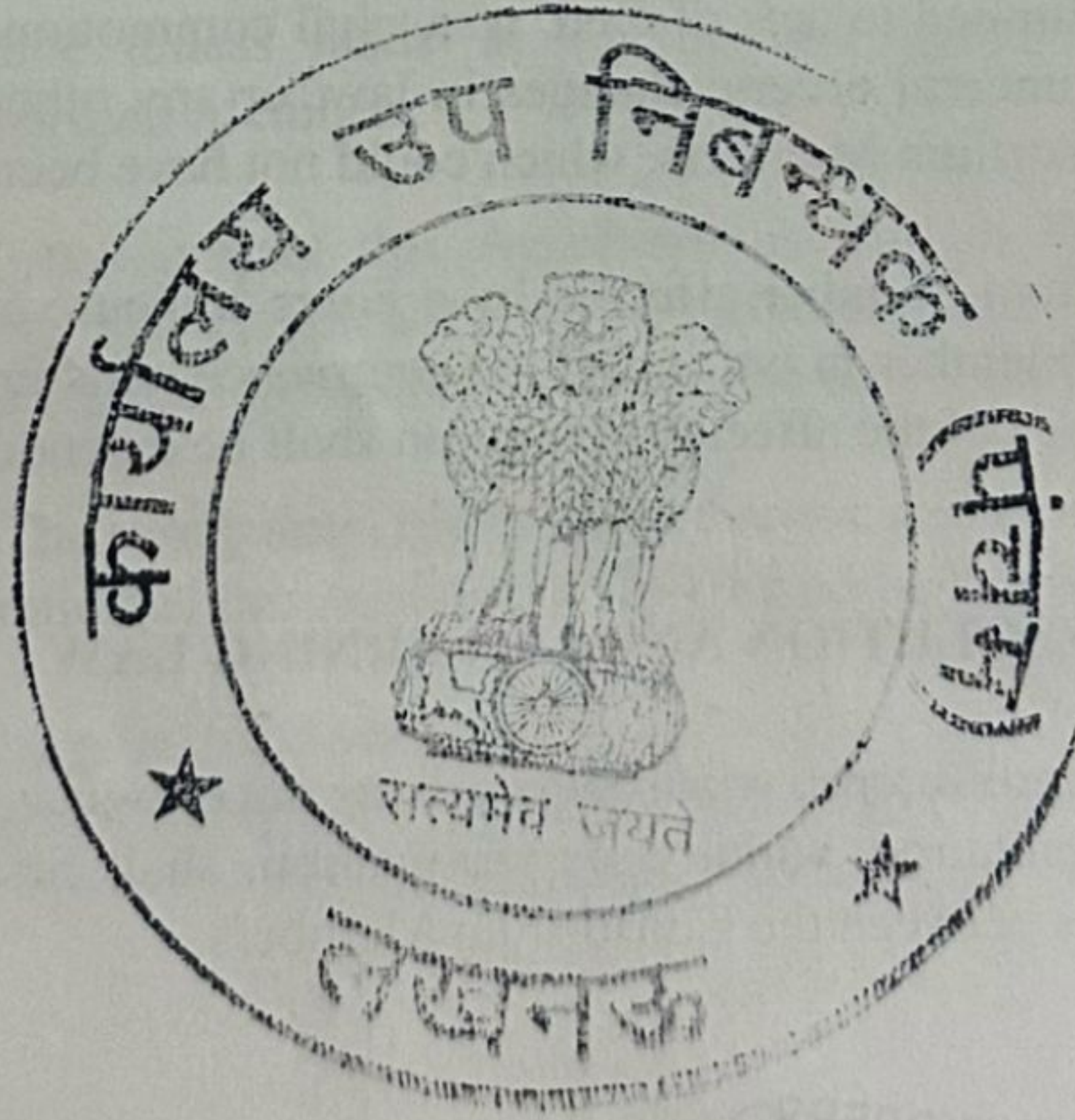
ने यह लेखपत्र इस कार्यालय में दिनांक 21/04/2026 एवं 05:34:54
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बिन्दा प्रसाद यादव प्रभारी
उप निबंधक :सदर पंचम

लखनऊ
21/04/2026

प्रीती . कुमारी
निबंधक लिपिक
21/04/2026





आवेदन सं०: 202600821028083

बही सं०: 4

रजिस्ट्रेशन सं०: 164

वर्ष: 2026

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

श्री एन एस डेवलपर्स के द्वारा शशी भूषण सिंह,

IN S DEVELOPERS

पुत्र श्री राम नरेश सिंह

शशी भूषण सिंह

निवासी: फ्लैट न.1102, पारिजात अपार्टमेंट, गोमती नगर, लखनऊ, उत्तर प्रदेश-226010

व्यवसाय: व्यापार

द्वितीय पक्ष: 1



श्री एच एस एन रियलटेक के द्वारा मिथिलेश कुमार,

HSN REALTECH

पुत्र श्री निरंजन प्रसाद

मिथिलेश कुमार

निवासी: फ्लैट न.1102, पारिजात अपार्टमेंट, गोमती नगर, लखनऊ, उत्तर प्रदेश-226010

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री श्रवण कुमार विश्वकर्मा, पुत्र श्री सुरेन्द्र विश्वकर्मा

निवासी: देवरिया खास, देवरिया, उत्तर प्रदेश 274001

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री मनीष गोंड, पुत्र श्री राम बिलास गोंड

निवासी: मकान नं० 271, सिन्धी मिल कॉलोनी देवरई टोला वार्ड नं० 9, देवरिया, उत्तर प्रदेश 274001

व्यवसाय: नौकरी



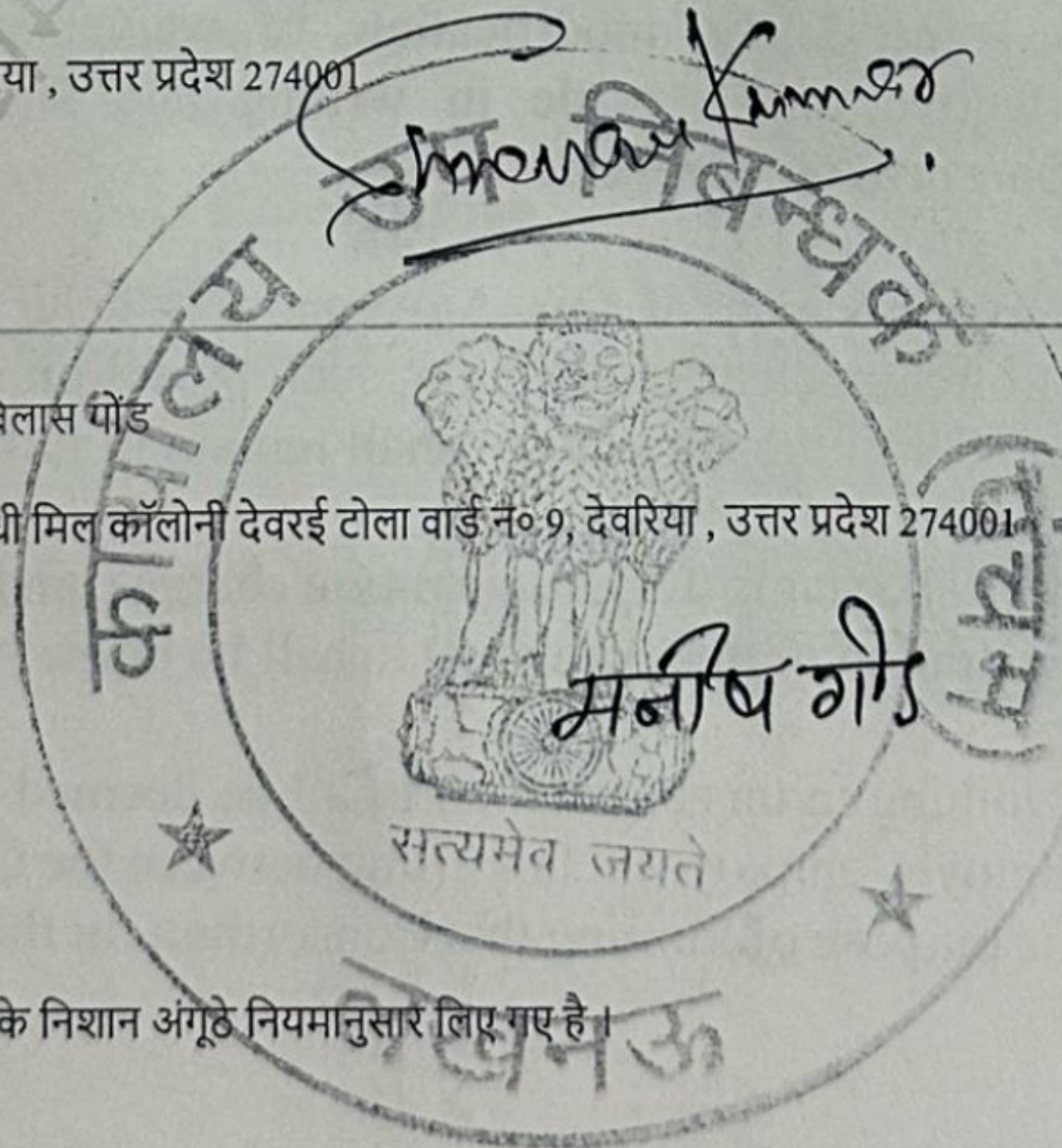
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बिन्दा प्रसाद यादव प्रभारी
उप निबंधक : सदर पंचम

लखनऊ
21/04/2026

प्रीती, कुमारी
निबंधक लिपिक लखनऊ
21/04/2026





आवेदन सं०: 202600821028083

बही संख्या 4 जिल्द संख्या 458 के पृष्ठ 65 से 92 तक क्रमांक 164 पर दिनांक 21/04/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बिन्दा प्रसाद यादव प्रभारी
उप निबंधक : सदर पंचम

लखनऊ

21/04/2026

