

GHANSHYAM SHARMA  
Deed Writer  
Cn. No.-55, Teraal Compound  
Ghaziabad

2136



उत्तर प्रदेश UTTAR PRADESH

AB 008264

### CONSORTIUM AGREEMENT

For BAYAB DEVELOPERS PVT. LTD.

*[Signature]*

*[Stamp]*

*[Signature]*

Auth. Signatory  
The Ved Parkash Mukand Lal  
Educational Society  
RADAUR-135133 (YNR.)

07 राज्य/प्रदेश का नाम  
 12 वर्ष करने का प्रयोजन  
 राज्य/प्रदेश का नाम व पूरा पता  
 राज्य की धनराशि - ₹ 500/-  
 संजय कुमार गंगी स्टाम्प विक्रेता  
 भारत सं नम्बर-33  
 भारत की नवीनीकरण की अवधि 31-3-  
 सम्पत्ति विभाग के कार्यालय में 24.

वेद प्रकाश मुकुन्द लाल एजुकेशनल सोसायटी  
 नवयुग मार्केट

### अनुबंध विलेख/घोषणा पत्र

प्रतिफल- 0 स्टाम्प शुल्क- 500 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री वेद प्रकाश मुकुन्द लाल एजुकेशनल सोसायटी द्वारा  
 महेन्द्र सिंह त्यागी अधिकृत पदाधिकारी/ प्रतिनिधि,  
 पुत्र श्री स्व० श्याम लाल त्यागी  
 व्यवसाय : अन्य  
 निवासी: 10, नवयुग मार्केट गाजियाबाद

*(Signature)*



श्री, वेद प्रकाश मुकुन्द लाल एजुकेशनल  
 सोसायटी द्वारा  
 ने यह लेखपत्र इस कार्यालय में दिनांक  
 23/08/2018 एवं 02:31:22 PM बजे  
 निबंधन हेतु पेश किया।

महेन्द्र सिंह त्यागी अधिकृत  
 पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*(Signature)*

दयानन्द प्रभारी  
 उप निबंधक : सदर पंचम  
 गाजियाबाद  
 23/08/2018



गाजियाबाद सदर पंचम लिपिक  
 कनिष्ठ सहायक (निबंधन) - नियमित



**Stamp Duty Paid Rs. 500/-**

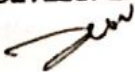
This Development Agreement is made at Ghaziabad on this 23rd day of August 2018 by and BETWEEN

The M/s SAVFAB Developers Pvt. Ltd. ( PAN : AARCS3787N ) a company incorporated under the provisions of the companies act, 1956 and having its registered office at Flat No. A-177, Block-A, 4th Floor, Aashirwad Apartment, Kondli, Gharauli, East Delhi-110096, hereinafter referred to as the Developer Company, represented through its Director **Sh. Dhanesh Kumar Goel** ( Aadhar Card No. 9125 0111 5216 ) S/o Shri Ramautar Goel R/o C-88, Lohia Nagar, Ghaziabad who is duly authorized to enter into agreement by resolution dated 08-10-2012 passed by its Board of Directors which expression shall unless repugnant to the context hereof mean and include its successors, nominees and assigns of the First Party.

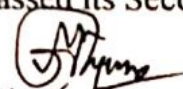
**AND**

**VED PRAKASH MUKUND LAL EDUCATIONAL SOCIETY** ( PAN No. AAATV4812B ) registered office : Seth Jai Prakash Mukund Lal Engineering & Technology ( J.M.I.T.) Chhota Bans, S.K. Road, Radaur, District Yamuna Nagar, Haryana, Radaur Distt. Yamuna Nagar, Haryana-135133 through authorized Signatory **Mahender Singh Tyagi** ( Aadhar Card No. 3462 2390 9304 ) S/o Late Shri Shyam Lal Tyagi R/o 10, Navyug Market, IIIrd Floor, Ghaziabad, is duly authorized to enter into this agreement by resolution dated 09-05-2018 passed its Second Party.

For SAVFAB DEVELOPERS PVT. LTD.



**Director**



**Auth. Signatory**  
**The Ved Parkash Mukand Lal**  
**Educational Society**  
**RADAUR-135133 (YNR.)**

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

श्री मैसर्स सेवफेब डवलपर्स प्रा० लि० के द्वारा धनेश  
कुमार गोयल, पुत्र श्री रामोतार गोयल

निवासी: सी-88, लोहिया नगर गाजियाबाद

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्री वेद प्रकाश मुकुन्द लाल एजुकेशनल सोसायटी के  
द्वारा महेन्द्र सिंह त्यागी, पुत्र श्री स्व० श्याम लाल  
त्यागी

निवासी: 10, नवयुग मार्केट गाजियाबाद

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पट्टानकर्ता : 1

श्री शिव कुमार, पुत्र श्री नरेश कंसल

निवासी: डी-98, उत्तरांचल नगर नन्दगाम गाजियाबाद  
उत्तर प्रदेश

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री टेक सिंह, पुत्र श्री भगत सिंह

निवासी: तहसील कम्पाउण्ड गाजियाबाद

व्यवसाय: अन्य



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






WHEREAS the both parties have agreed to form a consortium and appoint M/s SAVFAB Developers Pvt. Ltd. As a lead member with an object of developing a colony in the area of at Village Mehrauli NH-24, Tehsil and District Ghaziabad Uttar Pradesh.

Land

1	924	4400 Sq. Mtr	5262 Sq Mtr.
2	925	1770 Sq. Mtr.	2116.92 Sq. Mtr.
3	931	4050 Sq. Mtr.	4843.80 Sq. Mtr.
4	907	380 Sq. Mtr.	454.48 Sq. Mtr.
5	908	380 Sq. Mtr.	454.48 Sq. Mtr.
TOTAL C		10980 Sq.Mtr.	13132.08 Sq. yard

For SAVFAB DEVELOPERS PVT. LTD.

Director

  
Auth. Signatory  
The Ved Parkash Mukand Lal  
Educational Society  
RADAUR-135133 (YNR.)

And that the other members ( Second Party ) shall execute give a Power of Attorney in favour of M/s SAVFAB Developers Pvt. Ltd. in relation to represent consortium and submit necessary applications/ documents to get necessary sanctions/ permissions for the project from various Government Department of authorities.

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

**1- Lead Member :-**

All the Consortium member, have mutually decided to appoint M/s Savfab Developers Pvt. Ltd. a company incorporated under the provisions of the companies Act, 1956, having its registered office at Flat No. A-177, Block-A, 4th Floor, Kondli, Gharoli, Delhi-110096, as the lead member.

**2- Date of Commencement/Principal Place :-**

That this Consortium shall be deemed to have come into existence with effect from 20-08-2018. The principal place of business of the Consortium shall be Khasra No. 924, 925, 930, 907, 908, Village Mehrauli, N.H.-24, Ghaziabad.

For SAVFAB DEVELOPERS PVT. LTD.

Director

Auth. Signatory  
The Ved Parkash Mukand Lal  
Educational Society  
RAC 11R-175133 (YNR.)

GHANSHYAM THAKUR  
Ch. No.-66, Tehsil Compound  
Ghaziabad

4- Shareholding basis in Consortium :-


- a) M/s SAVFAB Developers Pvt. Ltd. shall act as a lead member of the Consortium. The other members of the consortium shall give Power of Attorney in favour of M/s Savfab Developers Pvt. Ltd. in relation of the said property.



5- Defects in title deed :

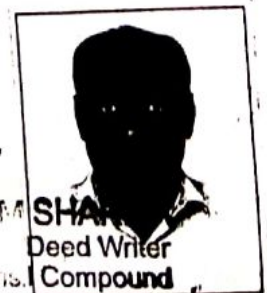
That the Second party declares that the said property are free from all sorts of charges, liens, disputes, court injunctions, prior sale, prior agreement to sell or any other encumbrance whatsoever. In the event any such encumbrance is found and/ or notified, the Second Party as per its ownership shall immediately rectify the same at its own costs within fifteen days of its coming to notice. In default by the First Party, the Second Party shall be entitled to get the encumbrance removed at the cost of the First Party and to recover costs by way of withdrawals from Second Party share of Consideration. The Second Party shall fully indemnify the Second Party against any losses, claims, damages etc., as may be caused to the Second Party on this account in addition to the expenses incurred by the First Party in getting the encumbrances removed.

For SAVFAB DEVELOPERS PVT. LTD.

Director

  
Auth. Signatory  
The Ved Parkash Mukand Lal  
Educational Society  
RADAUR-135133 (YNR.)

  
  
GHANSHYAM SHANKAR  
Deed Writer  
Ch. No.-56, Tehsil Compound  
Ghaziabad





6- **Bank account / Validity**

The bank account(s) may be opened in the name of the Lead member. That during the continuance of this Consortium the account of the Consortium shall be closed every year on 31st day of March.


7- **Right & duties of members :**

That the member of this Consortium shall have no right to assign any of its benefits, rights under this agreement to any other company, firm or person without obtaining the prior written consent from the other members of the consortium.


8- **Governing Law/ Waiver :**

This Consortium Agreement shall in respect be constructed in accordance with the Laws 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 latter shall prevail. The waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent enforcement of that term shall not deemed to be waiver of any subsequent breach.

For SAVFAB DEVELOPERS PVT. LTD.



Director

  
Auth. Signatory  
The Ved Parkash Mukand Lal  
Educational Society  
RADAIIR-135133 (YNR.)



9- **Confidentiality / term :**

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

10- **Miscellaneous /Liability :**

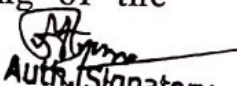
Nothing in this shall be constructed providing for the sharing of the profit & loss arising out of the efforts of any of the members, except as may be provided for in any resultant sub-contract or Consortium Agreement between the members. In no event shall the members of this Consortium Agreement have any obligation or liability to the other or 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 the Consortium Agreement, to other members of this Consortium Agreement. No other shall be liable to other Party/ members for any indirect, incidental, special or consequential damages howsoever caused, whether as a consequence of the negligence of the one member or otherwise.

11- **Notice**

Any notice required pursuant to the Consortium Agreement shall be given writing and shall be delivered by hand under acknowledgement of receipt by facsimile to the party at the address appearing in the beginning of the Consortium Agreement.

For SAVFAB DEVELOPERS PVT. LTD.

Director

  
Auth. Signatory  
The Ved Parkash Mukand Lal  
Educational Society  
RANAJIT, 125

## 12- Termination

This Consortium Agreement shall be terminated upon the arrival of the first of the following events :-

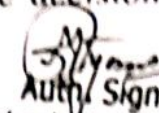
- Rejection of the proposal by the Government of Uttar Pradesh.
- Upon completion of project.

## 13- Arbitration

All the 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.

For SAVFAB DEVELOPERS PVT. LTD.

Director

  
Auth. Signatory  
The Ved Parkash Mukand Lal  
Educational Society  
RADAUR-135133 (YNR.)

GHANSHYAM SHARMA  
Deed Writer  
Ch. No. 66, Tehsil Compound  
Ghaziabad

GHANSHYAM SHARMA  
Deed Writer  
Tehsil Compound  
Ghaziabad



भारत सरकार  
धनेश कुमार गोेल  
Dhanesh Kumar Goel  
जन्म तिथि/DOB: 02/01/1950  
पुरुष / MALE  
9125 0111 5216  
आधार-आम आदमी का अधिकार

भारत सरकार  
धनेश कुमार  
Dhanesh Kumar  
जन्म तिथि/DOB: 08/04/1980  
पुरुष / MALE  
4464 3049 1175  
आधार-आम आदमी का अधिकार

भारत सरकार  
टेक सिंह  
Tek Singh  
जन्म वर्ष / Year of Birth: 1978  
पुरुष / Male  
9294 6693 7162  
आधार - आम आदमी का अधिकार

भारत सरकार  
महेन्द्र सिंह त्यागी  
Mahender Singh Tyagi  
जन्म तिथि / DOB: 15/06/1953  
पुरुष / MALE  
3462 2390 9304  
आधार-आम आदमी का अधिकार

आधार-आम आदमी का अधिकार  
पता:  
आत्मज: रामजवतार पोखर,  
सी-88, लोहिया नगर,  
गोबिन्दाबाद, गोरखपुर,  
उत्तर प्रदेश - 201001  
Address:  
S/O Ramjwatar God, C-88, Ichla  
nagar, Gorakhpur, Ghazipur,  
Uttar Pradesh - 201001  
9125 0111 5216  
Aadhaar-Aam Admi ka Adhikar

आधार-आम आदमी का अधिकार  
पता:  
S/O Nareesh KADAL SHARMA  
UTTARANCHAL NAGAR, CHAND  
NAGAR, Ghazipur, Uttar Pradesh, 201001  
Address:  
S/O Nareesh KADAL SHARMA  
UTTARANCHAL NAGAR, CHAND  
NAGAR, Ghazipur, Uttar Pradesh, 201001  
9125 0111 5216  
Aadhaar-Aam Admi ka Adhikar

आधार-आम आदमी का अधिकार  
पता: S/O भगवत सिंह, मकान  
नं०-ए-३१/१९६१ माता मन्दिर, बंगला  
नं०-२ मीरपुर, भोजपुर, मध्याह्न, उत्तर  
प्रदेश, दिल्ली, 110053  
Address: S/O Bhagat Singh,  
MATA MANDIR, BANGLA  
MAUJIPUR, Bhojan Pura, North  
East, Delhi, 110053  
9125 0111 5216  
Aadhaar-Aam Admi ka Adhikar

आधार-आम आदमी का अधिकार  
पता:  
श्रीमती: श्यामल त्यागी,  
10-वीं फ्लोर, नव युग मार्केट,  
गोबिन्दाबाद, गोरखपुर, उत्तर  
प्रदेश, 201001  
Address:  
S/O: Shyamal Tyagi, 10-3rd  
Floor, Nav Yug Market,  
Ghazipur, Ghazipur, Uttar  
Pradesh, 201001  
9125 0111 5216  
Aadhaar-Aam Admi ka Adhikar



IN WITNESS WHEREOF of members have executed this Consortium Agreement on this 21st day of August 2018 and have caused this consortium Agreement to be signed on their behalf in the manner set below :-

For M/s Savfab Developers Pvt. Ltd.

For SAVFAB DEVELOPERS PVT. LTD.

Director ~~Director~~

For Ved Prakash Mukund Lal  
Educational Society

Auth. Signatory  
The Ved Parkash Mukand Lal  
Educational Society  
BADAUR-135133 (YNR.)  
Authorized Signatory

Witness :-

Mr. Shiv Kumar  
S/o Shri Naresh Kansal  
R/o D-98, Uttranchal Nagar,  
Nand Gram, Ghaziabad, Uttar Pradesh-201001

Aadhar Card No. 4464 3049 1175

2-

Sh. Tek Singh  
S/o Shri Bhagat Singh  
R/o Chamber No. 56, Tehsil Compound, Ghaziabad.

Drafted by : Ghanshyam Sharma, Document Writer, Chamber No. 56, Tehsil Compound, Ghaziabad.

GHANSHYAM SHARMA  
Deed Writer  
Ch. No.-56, Tehsil Compound  
Ghaziabad



बही संख्या 4 जिल्द संख्या 527 के पृष्ठ 85 से 104 तक क्रमांक  
3136 पर दिनांक 23/08/2018 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दयानन्द प्रभारी

उप निबंधक : सदर पंचम

गाजियाबाद

23/08/2018

