



INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP18491286343035Y

e-Stamp

163/26



Certificate No.

: IN-UP18491286343035Y

Certificate Issued Date

: 20-Apr-2026 03:26 PM

Account Reference

: NEWIMPACC (SV)/ up14247304/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference

: SUBIN-UPUP1424730431830700288544Y

Purchased by

: EIFFEL INFRADEVELOPERS PVT LTD

Description of Document

: Article 5 Agreement or Memorandum of an agreement

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: EIFFEL INFRADEVELOPERS PVT LTD

Second Party

: VIVAAN EIFFEL INFRADEVELOPERS PVT LTD

Stamp Duty Paid By

: EIFFEL INFRADEVELOPERS PVT LTD

Stamp Duty Amount(Rs.)

: 1,000
(One Thousand only)

सत्यमेव जयते



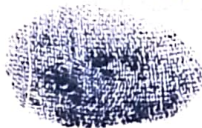
E-STAMP LOCKED

SUB REGISTRAR-V
LUCKNOW

Please write or type below this line

Eiffel Infradevelopers Pvt. Ltd.

Authorized Signatory



VIVAAN EIFFEL INFRADEVELOPERS PVT. LTD.



FH 0000942248

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.

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर पंचम लखनऊ क्रम 2026231011273

आवेदन संख्या : 202600821027754

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2026-04-21 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम उमेश चंद्र मोर्य

लेख का प्रकार अनुबंध विलेख/घोषणा पत्र

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 500

2. प्रतिलिपिकरण शुल्क 60

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 560

शुल्क वसूल करने का दिनांक 2026-04-21 00:00:00

दिनांक जत्र लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2026-04-21 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

163



CONSORTIUM AGREEMENT

THIS CONSORTIUM AGREEMENT is made and executed at Lucknow on this 21st day of April 2026,

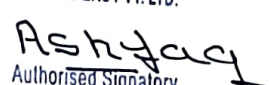
BY AND BETWEEN

1. **EIFFEL INFRADEVELOPERS PVT. LTD., (PAN-AADCE5855F)** a company registered under the Companies Act, 2013 in U.P. vide Registration No. (CIN) U70100UP2013PTC061342, having its Registered Office at 10th Floor, Eldeco Corporate Chamber-II, Plot No. TC-58-V & TC-59-V, Vibhuti Khand, Gomti Nagar, Lucknow, UP-226010, through its authorized signatory **Mr. Umesh Chandra Maurya son of Sri Ram Newal Maurya**, (hereinafter referred to as the **FIRST PARTY** which term shall mean and include its successors, assigns and/or nominees) of the First Part;
2. **VIVAAN EIFFEL INFRADEVELOPERS PVT. LTD., (PAN-AADCA4102H)** a company registered under the Companies Act, 1956 in U.P. vide Registration No. (CIN) U41000UP1981PTC005482, having its Registered Office at Cabin No. 1, 10th Floor, Eldeco Corporate Chamber-II, Vibhuti Khand, Gomti Nagar, Lucknow, UP-226010, through its **Mr. Ashfaquallah Ansari son of Late Sayeedulaah**, (hereinafter referred to as the **SECOND PARTY** which term shall mean and include its successors, assigns and/or nominees) of the Second Part;

Eiffel Infradevelopers Pvt. Ltd.


Authorized Signatory

VIVAAN EIFFEL INFRADEVELOPERS PVT. LTD.


Authorised Signatory



WHEREAS, the company at Sl. No. 2 above is the wholly owned subsidiary of the First Party (i.e. Eiffel Infradevelopers Pvt. Ltd.) and is desirous of undertaking development and construction works in association with the First Party on a revenue sharing basis.

WHEREAS, the above mentioned parties have entered and executed this Consortium Agreement to form a Consortium of Developer companies with the object of development of Residential Project in the name and style of **"EIFFEL PALM VISTA", Deva Road, District – Lucknow**, in the State of U.P., and have decided to reduce the terms and conditions of this Consortium for future reference as under:-

NOW THIS AGREEMENT WITNESSETH AS UNDER: -

1. LEAD MEMBER:

THAT both The Parties (Consortium members), have mutually decided to appoint First party **"EIFFEL INFRADEVELOPERS PVT. LTD."**, as Private Developer and **Lead member** of this Consortium.

2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:

- 2.1 The sole aim of this Consortium Agreement is for the development and constructions of Residential Project, situated at Deva Road, District – Lucknow, in the State of U.P. on a revenue sharing basis.
- 2.2 The Lead Member shall prepare and submit a joint proposal for the selection of the design, development, finance, construct, sell, operate and maintain and all works related to the said Properties.

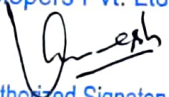
3. PROJECT MANAGEMENT STRUCTURE AND ROLES OF THE MEMBERS:

Eiffel Infradeveloprs Pvt. Ltd., Consortium member shall act as a Private Developer as per definition of Lucknow Development Authority and arrange for Land and finances for the project. No land is being transferred by this Agreement.

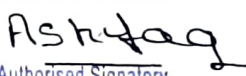
4. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

- 4.1 All cost relating to approval of the project, development and constructions etc. shall be borne and paid by **"EIFFEL INFRADEVELOPRS PVT. LTD."** as Lead Member of the Consortium.
- 4.2 The Consortium members may raise loans from the Financial Institution/Banks for the project and any shortfall in the

Eiffel Infradevelopers Pvt. Ltd.


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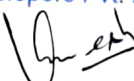
VIVAAN EIFFEL INFRADEVELOPERS PVT. LTD.


Authorised Signatory



- financing of the project shall be contributed by the consortium members in the ratio of their revenue sharing i.e. 82:18.
- 4.3 The Lead Member shall be responsible for the development and marketing of the said project in accordance with this consortium agreement. The net sale consideration shall be distributed in the 82:18 ratio whereas 82% net sale consideration belongs to Lead member and 18% of the net sale consideration shall be transferred to second party being consortium member.
- 4.4 Both parties confirm that the above ratio is adequate for the rights being provided to either party and the parties shall never challenge the correctness or the adequacy of their ratio at any time in the future. The distribution of funds will be at such intervals as mutually decided by both the parties.
- 4.5 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.
5. **RIGHTS AND OBLIGATIONS**
- 5.1 The lead member shall have right to accept inquiries/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 manner and thus it shall be entitled to invite prospective buyers/customers to the site after registration of the said project under RERA.
- 5.2 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

Eiffel Infradevelopers Pvt. Ltd.


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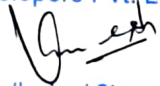
VIVAAN EIFFEL INFRADEVELOPERS PVT. LTD.


Authorised Signatory

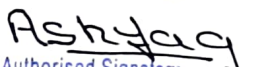


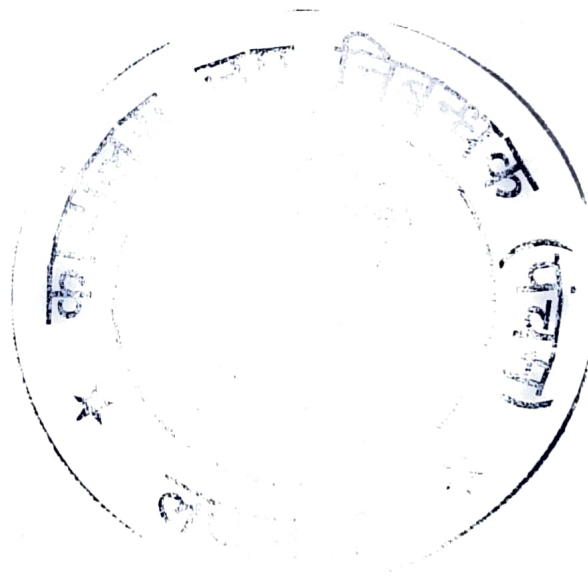
- being confirming party, as and when required under the law for successful execution of the transactions.
- 5.3 That both parties shall be jointly responsible for all the compliances related to Real Estate (Regulation and Development) Act 2016.
- 5.4 Each Member undertakes to promptly notify about any significant delay in fulfillment of milestones in relation to the Project; and/or any relevant communications as received from third parties in relation to the Project.
- 5.5 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.
- 5.6 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.
- 5.7 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, all direct and indirect taxation liability like Income Tax, GST or any other tax, etc. in respect of their revenue shares. 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.
- 5.8 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 Developer/promoter under RCM 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.

Eiffel Infradevelopers Pvt. Ltd.


Authorized Signatory

VIVAAN EIFFEL INFRADEVELOPERS PVT. LTD.


Authorised Signatory

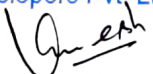


- 5.9 The promoter as well as second party shall be liable to pay GST as per applicable rates to the concerned authority towards rendering of construction services. If in any case second party is unable to pay its share of GST if any, then the sole responsibility towards any liability shall be on second party only.

6. **GENERAL TERMS AND CONDITIONS:**

- 6.1 **Governing Law:** This Consortium Agreement shall in respect be construed in accordance with the Law of India, as amended from time to time and in the event of conflict between the provisions of this Consortium Agreement the said laws or the later shall prevail.
- 6.2 **Force Majeure:** None of the members shall be held in default in the performance of the obligation under this Consortium 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, Government action. In the event of force majeure, the member of the Consortium Agreement undertakes to consult each other.
- 6.3 **Settlement of Disputes:** All 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 a mutually acceptable arbitrator, whose award/decision shall be final and binding.
- 6.4 **Waiver:** The waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of any subsequent breach.
- 6.5 **Totality:** This Consortium 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 Consortium Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment to this Consortium Agreement.

Eiffel Infradevelopers Pvt. Ltd.


Authorized Signatory

VIVAAN EIFFEL INFRADEVELOPERS PVT. LTD.


Authorized Signatory



आवेदन सं०: 202600821027754

अनुबंध विलेख/घोषणा पत्र

वर्ष: 2026

वही सं०: 4

रजिस्ट्रेशन सं०: 163

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 60 योग : 560

श्री आइफिल इन्फ्राडेवलपर्स प्राइवेट लिमिटेड द्वारा
उमेश चंद्र मोर्य अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री राम नेवल मोर्य
व्यवसाय : नोकरी
निवासी: 10वीं मंजिल, एलडिको कॉरपोरेट चेंबर-II, विभूति खंड, गोमती नगर, लखनऊ, यूपी-226010



श्री, आइफिल इन्फ्राडेवलपर्स प्राइवेट लिमिटेड द्वारा

उमेश चंद्र मोर्य अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 21/04/2026 एवं 10:58:58

AM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बिन्दा प्रसाद पादव प्रभारी
उप निबंधक : सदर पंचम

लखनऊ
21/04/2026

प्रीती . कुमारी
निबंधक लिपिक
21/04/2026



Any supplementary agreement, MOU or any other document executed between lead member and consortium member, shall be treated as part and parcel of this consortium agreement.

6.6 **Confidentially:** All the members shall be under obligations not to disclose any information of terms of this Consortium Agreement to any Third Party. All documents and information exchanged between the members, for the purpose of this project, shall be treated as strictly confidential by the other member and shall not be shared by any other outside agency except the Government of Uttar Pradesh.

6.7 **Notices:** Any notice required pursuant to this Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgement or sent by facsimile to the party at the address appearing in the beginning of the Consortium Agreement.

6.8 **Validity:**

(i) **Termination of consortium agreement:** This Consortium Agreement shall be terminated upon the arrival of the first of the following events.

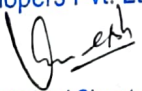
- a. Rejection of our proposal by the concerned Development Authority or all consortium members' written consent.
- b. Upto completion of the project, after approval of concerned Development Authority.

(ii) The consortium agreement shall be valid and enforceable till the completion of the project in every aspect.

6.9 **Miscellaneous Liability:**

Nothing in this shall be construed providing for the sharing of profit & losses 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 members. In no event shall the members of this Consortium Agreement have any obligation or liability to the other nor 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 this Consortium Agreement, to other members of this Consortium Agreement. No party shall be liable to the other party/members for any indirect, incidental, special or

Eiffel Infradevelopers Pvt. Ltd.


Authorized Signatory

VIVAAN EIFFEL INFRADEVELOPERS PVT. LTD.


Authorised Signatory



आवेदन सं०: 202600821027754

वही सं०: 4

रजिस्ट्रेशन सं०: 163

वर्ष: 2026

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

श्री आइफिल इन्फ्राडेवलपर्स प्राइवेट लिमिटेड के द्वारा | EIFFEL INFRADEVELOPERS
उमेश चंद्र मोर्य, PRIVATE LIMITED

पुत्र श्री राम नेवल मोर्य

निवासी: 10वीं मंजिल, एल्टिको कॉरपोरेट चैंबर-II, विभूति खंड, गोमती नगर, लखनऊ, यूपी-226010

व्यवसाय: नौकरी

द्वितीय पक्ष: 1



श्री विवान एफिल इन्फ्राडेवलपर्स प्राइवेट लिमिटेड
लिमिटेड के द्वारा अशफाकउल्लाह अंसारी,

| VIVAAN EIFFEL INFRADEVELOPERS
PRIVATE LIMITED

पुत्र श्री स्वर्गीय सईदुल्लाह

निवासी: केविन नंबर 1, 10वीं मंजिल, एल्टिको कॉरपोरेट चैंबर-II, विभूति खंड, गोमती नगर, लखनऊ,
यूपी-226010

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

Ashfaq

श्री अरविंद कुमार मिश्रा, पुत्र श्री चंद्रकांत मिश्रा

निवासी: कनौरा, इटौजा, मुसापिपरी लखनऊ, उत्तर प्रदेश-227205

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री आनन्द साइमन, पुत्र श्री जे० आर० साइमन

निवासी: 31 वी एन रोड इस्तामिया कॉलेज लखनऊ

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

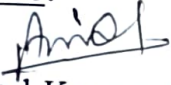
consequential damages, however caused, whether as a consequence of the negligence of the one member or otherwise.

IN WITNESS WHEREOF the parties hereto have their respective hands on the day, month and the year, first above mentioned.

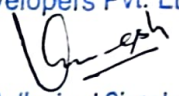
WITNESS:

WITNESSES:

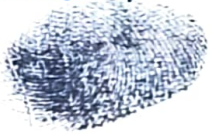


1. 
(Mr. Arvind Kumar Mishra)
Son of Mr. Chandra Kant Mishra
Resident of kanaura, Itaunja, Muspipari
Lucknow uttar Pradesh-227205
Con. No. 9454971402, Private Job

Eiffel Infradevelopers Pvt. Ltd.


Authorized Signatory

Lead Member



VIVAAN EIFFEL INFRADEVELOPERS PVT. LTD.


Authorized Signatory

Consortium Member



2. 
(Mr. Anand Simon)
Son of J.R. Simon
Resident of 31 B.N. road,
Near Islamia College, Lucknow
Uttar Pradesh-226001
Con. No. 8009922382, Private Job

Typed & Drafted By:-


(Ashok Kumar Gautam)
Advocate
Civil Court, Lucknow



आवेदन सं०: 202600821027754

बही संख्या 4 जिल्द संख्या 458 के पृष्ठ 49 से 64 तक क्रमांक 163 पर दिनांक
21/04/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


बिन्दा प्रसाद चन्द प्रभारी
उप निबंधक : सदर पंचम
लखनऊ
21/04/2026

