

1)

क्रम संख्या

449

56

तु कर्तुं या प्रार्थी कालमिदं

मूल की मनराशि ५३३५०००

जिस्टी करण शुल्क

मल्लिपि करण शुल्क $100 + 20 = 120$

परीक्षण या तलाश के लिये शुल्क -----

ल्यतार नामा के अधिप्रमाणीकरण के लिये

हमेश्वर शुल्क

विविध

राज्य के अर्थव्यवस्था के विकास के लिए निम्नलिखित कार्य करने चाहिए :-

पत्रिका संख्या ११८७६५ १९७७ १०/११/७७

6 तक का योग

23/9/2007

क जवन लेख्य प्रतिलिपि या तुलाय प्रमाण पत्र वापस
 + मिले तब मात्र देना - 23/3/2001

के लिये तैयार होगा - 20/1/2001

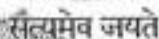
SUB REGISTRAR-II

NOIDA.

ATTESTED

(Sandeep Sharma)
Reg No 1456/98
NOTARY PUBLIC
Ghaziabad (U.P.)

13 JUL 2013



e-Stamp

Certificate No.	: IN-UP00140051687110L
Certificate Issued Date	: 25-Sep-2013 02:02 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100149388350473L
Purchased by	: RISHABH BUILDWELL PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: LAND AREA 24940 SQ MTS,KHASRA NOS. 536,540/1,540/2,543,VILL-KANAWNI MOHIDDINPUR,TEH- DADRI,G.B.NAGAR
Consideration Price (Rs.)	: 55,00,00,000 (Fifty Five Crore only)
First Party	: BANK SEHYOG SEHKARI AWAS SAMITI LTD
Second Party	: RISHABH BUILDWELL PVT LTD
Stamp Duty Paid By	: RISHABH BUILDWELL PVT LTD
Stamp Duty Amount(Rs.)	: 1,65,00,000 (One Crore Sixty Five Lakh only)



u this line



कि० स्वयंसेवक संस्थान, आवास समिति, जिन० २०००

FOR RISHABH BUILDWELL (P) LTD.

Authorized Signatory

0000042447

दिनांक 11/4/22 पर 19/9/13 पर प्रमाणित
 किया गया कि मूल मूल्य रु. 22000/- (दो हजार बीस आसकपाके केवल)
 एवं मूल्य पर देय ट्वा व हवल के हत 12127/101-1013
 प्रमाणित किया गया।

दम रमितर कोकरा
 प्रा. वि. वि. 14013
 प्रमाणित
 प्रमाणित 16 मूल्य प्रमाणित



SALE DEED

Sale Consideration	Rs. 55,00,00,000/- (Rs. Fifty Five Crores Only)
Value as per Circle Rate	Rs. 54,86,80,000/- (Rs. Fifty Four Crores Eighty Six Lacs Eighty Thousand Only)
Total Stamp Duty Paid	Rs. 3,85,00,000/- (Rs. Three crores Eighty Five Lacs Only)
Plot Area	24940 sq. mtrs.

Stamp duty paid Rs. 2,20,00,000/- at time of Registered Agreement to Sale date-10.09.2013, entered in Bahi No. 1 Jild No. 5483 pages-85 to 180 serial No. 11422 in The office of Sub registrar II, Noida. And Balance Stamp duty paid Rs. 1,65,00,000/- at the time of execution of this sale deed.

THIS SALE DEED ("DEED") is made and executed at in Noida, Gautam Budh Nagar, Uttar Pradesh on this 01st day of October, 2013.

विक्रय साक्षरता सत्यता सत्यता सत्यता सत्यता

For RISHABH BUILDWELL (P) LTD.



Authorized Signatory



BY AND BETWEEN:

Bank Sehyog Sehkari Awas Samiti Ltd., a society registered under the provisions of the U.P. Co-operative Societies Act, 1965, bearing Registration No. 1486, having its office at Site Office-Village Kanawni, Mohiddinpur, Indrapuram, Ghaziabad, Uttar Pradesh, through its Seceretary Sushil Jain (PAN - AQUPJ9238P), S/o Late Sh. Sewram Jain, R/o 382/4, East Azad Nagar, Delhi - 110051, duly authorized vide resolution passed in its meeting held on 08.09.2013, (hereinafter referred to as the "Seller", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include all its legal representatives, heirs, nominees, successors and permitted assigns) of the ONE PART;

AND

Rishabh Buildwell Private Limited, {PAN - AACCR9776R}, a company duly registered under the provisions of the Companies Act, 1956 of India and having its registered office at Ground Floor, 196, Ram Vihar, Delhi - 110092, through its Authorised Signatory, Mr. Parimal Bandopadhyay S/o late Dr. Santosh Bandopadhyay, R/o B-13, 2nd Floor, Sashi Garden, Mayur Vihar, Delhi-110091, duly authorized vide board resolution passed in the meeting held on 09.09.2013, (hereinafter referred to as the "Buyer"), which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, nominees and permitted assigns of the OTHER PART.

The Seller and the Buyer shall hereinafter individually be referred to as 'Party' or collectively as the 'Parties', as the case may be.

बैंक सहयोग सहकारी आवास समिति लिमिटेड, राय ब्रह्म



- For RISHABH BUILDWELL (P) LTD.

Authorised Signatory



ने निषेधन स्वीकार किया।

जिल्हा पाठकन श्री अवधेश कुमार

पुत्र श्री राम किशोर

पेशा अन्य

निवासी तार-0 कन्या0 गाजियाबाद

प श्री सती तोमर

पुत्र श्री नन्द किशोर तोमर

पेशा अन्य

किताब 103 बुद्ध विहार विजय नगर गाजियाबाद

पृष्ठ 1

नबेल, यह पाठिकां का निवास जगह निम्नलिखित स्थान पर है।

गजिद्वारा अधिकारी का निवास

(सुनील कुमार सिंह)

उप-निबंधक द्वितीय

नोएडा

1/10/2013



RECITALS:

WHEREAS

- A. The Seller is a society existing under the laws of India, and had 442 members, the details whereof are mentioned in Annexure I annexed hereto;
- B. The Seller through the funds contributed by its members purchased and became the absolute and lawful owner and acquired physical possession of, Residential land aggregating to 36786 Sq. Mts. (43996 Sq. Yds.) comprised in Khasra Nos. 519, 536, 537, 538, 540/1, 540/2, 543, 603/1, situated in Village Kanawni, Mohiddinpur, Paragana Loni, Tehsil Dadri, Gautam Budh Nagar, Uttar Pradesh (hereinafter referred to as the "Said Land"), as more particularly described in the Schedule written hereto and demarcated with Yellow colour in the Plan annexed hereto and marked as Annexure II.
- C. At the time of purchase of the Said Land, the permitted use of Said Land was residential; however, subsequently, as per the new GDA Master Plan 2021, the user of approx. 28000 Sq. Mtrs. land out of the Said Land was converted into Green/Agricultural usage;
- D. The Seller contemplated construction and development of residential apartments/ flats/ units along with other facilities/ amenities on the Said Land for its members, but due to paucity of funds could not make headway in this regard;
- E. In the Year 2001-02, after obtaining the approval of layout plan of approx. 4,000 Sq. Mts. of land out of this Said Land from the Ghaziabad Development Authority ("GDA"), the Seller conveyed and transferred plots comprised in this 4,000 Sq. Mts. of land to its 43 members vide registered sale deeds;
- F. Subsequently, the Seller conveyed and transferred 84 plots to its 84 more members without the approved layout plan. In this manner total 127 plots were conveyed to 127 members by the Seller. The details of sale of plots along with particulars of said 127 members are annexed hereto and marked as Annexure IV;

बिक्रे स्टम्पिंग स्टम्पिंग कायम समिति निशु १०० रु



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For RISHABH BUILDWELL (P) LTD.

[Handwritten signature: Sandipadhyay]

Authorised Signatory



विकेता

Registration No.: 12127

Year: 2013

Book No.: 1

0101 बैंक सहयोग सहO आवास सुगिती लिO द्वारा सुरील जैन

रकडि डेपुटि कमिशनर

382/1 ईस्ट आबाद नगर दिल्ली-54

अन्य



- G. Consequently, out of the Said Land, 12,000 Sq. Mts. (approx.) of land was conveyed in the aforesaid manner to 127 members by the Seller.
- H. In the meanwhile, the aforesaid layout plan was cancelled by the GDA due to non-payment of statutory charges/fees by the Seller;
- I. The general body of the Seller in its meeting approved and passed a resolution for applying and obtaining permission from the appropriate authority(ies) for development of a multi-storied housing scheme on the Project Land, comprising of flats, shopping complex, community/convention centres, amenities, common facilities, green areas, etc. (hereinafter referred to as the "Project") for its members as per the rules and regulations of the GDA and other concerned authorities;
- J. As the Seller was not equipped itself to execute and complete the construction and development of the Project, therefore, on the request of its members, the Seller vide its application letter dated 27.12.2010 sought permission of Uttar Pradesh Awas Vikas Parishad, Co-operative Section, Lucknow ("UPAV") under Rule 200 of U.P. Co-Operative Societies Rules, 1968 for development and construction of the Project on the Project Land in collaboration with non member/ reputed firms of good financial standing;
- K. UPAV vide letter dated 08.02.2011 accorded its permission to the Seller to enter into a **collaboration agreement** with a non member/ reputed firm or entity with sound financial standing for undertaking development of the Project on the Project Land on the terms and conditions mentioned therein, including that such firm/entity be compulsorily made a nominal member of the Seller;
- L. Pursuant to the permission granted by UPAV, the Seller after inviting the bids awarded the tender to the Buyer [being the lowest bidder] for undertaking the development of the Project on the Project Land in terms of the permission granted by UPAV, and the Seller and Buyer executed a Collaboration Agreement dated April 01, 2011 ("Original Agreement") for construction and development of the Project on the terms and conditions mention in the Original Agreement.



For RISHABH BUILDWELL (P) LTD.

Authorized Signatory



केता

Registration No. : 12127

Year : 2013

Book No. : 1

0201 श्री अमर बिल्डवेल्स प्रा० लि० द्वारा परिगल बन्दोपाध्याय

स० अ० सन्तोष बन्दोपाध्याय

डी-13 द्वितीय तल शाही गार्डन नयूर विहार दिल्ली-01

अन्त

Sanjay Padhyay



- M. The Seller did not obtained the sanction of layout plan from the GDA and accordingly it did not undertake any work for construction of the Project.
- N. Later on, it was decided in the General Meeting of the Seller that the Project Land may be sold to a non-member on as it is basis and out of the sale consideration received, the existing members be refunded an amount equivalent to either double/more than the amounts deposited by them as may be decided by the management committee of the Seller and relevant permission may be obtained from UPAV in this regard to sell the Project Land to a non-member.
- O. In the meanwhile, the Seller purchased the plots from 114 members out of the 127 members by duly registered sale deed from time to time and has paid the mutually agreed sale consideration (which is very much more than double of the deposit) to these members. The details of the 114 members who had sold their plots to the Seller along with the plot numbers is given in Annexure V. The Seller has reserved an area of 4032 Sq. yds. in Khasra No. 519 for the remaining 13 members. As on date, out of 442 members of the Seller, 114 members have resold their respective plots to the Seller and in total 315 members have given an affidavit that they are not interested to take land/plot in the Said Land.
- P. The sale consideration paid to these 114 members by the Seller including the incidental expenses incurred for such purchase of 114 plots was provided by the Buyer as non refundable security deposit to the Seller on the requests made by the Seller as per the terms of the Original Agreement. The total amount paid by the Buyer to the Seller is Rs. 42,00,00,000/- Cr. (Rupees Forty Two Crore) to repay the socety members and to repurchase these plots and the details of the amounts received by the Seller as non refundable security deposit is provided in Annexure VI.
- Q. The Seller applied to UPAV for sale of the Project Land in favour of a third party and UPAV vide its Letter bearing no. 2876, dated 14.08.2013 granted the permission to the Seller for sale of the



For RISHABH BUILDWELL (P) LTD.


Authorised Signatory

24940 Sq.mtr. of Land out of total 36786 Sq.mtr of land (hereinafter referred to as the "Project Land " and annexed hereto and marked as "Annexure III") in favour of a non-member on the terms and conditions mentioned in this letter. The Project Land is demarcated with Red colors in the Plan annexed hereto and marked as Annexure II.

- R. The Seller, pursuant to the permission granted by UPAV, invited the offer from interested parties for purchase of the Project Land by inviting bids in the Newspaper "Hindustan Times" New Delhi 28.08.2013 and "Desh Dharm" U.P. in terms of the permission granted by UPAV. However, the Society received only one single bid from the Buyer only and no bids/offers were received for purchase of the Project Land till the date of bid which is 31.08.2013 probably because of its Green / Agricultural Land use.
- S. In the meeting of Seller held on 08.09.2013, the offer of the Buyer for an amount of Rs. 55,00,00,000/- (Rupees Fifty Five Crores only) has been accepted by the Seller being the single and highest offer. Pursuant thereto, the Seller has agreed to sell the Project Land in favour of the Buyer and the Buyer after satisfying itself has agreed to purchase the Project Land for total sale consideration of Rs. 55,00,00,000/- (Rupees Fifty Five Crores only) and the Parties have agreed to record the terms and conditions for sale as mutually agreed between the Parties mentioned hereinafter.

NOW, THEREFORE, THIS SALE DEED WITNESSETH BETWEEN THE PARTIES AS UNDER

- 1 In lieu of Sale Consideration of Rs. 55,00,00,000/- Cr. (Rupees Fifty Five Crore) paid by the Buyer to the Seller in the manner detailed hereinafter, the Seller hereby sells, transfers and conveys all its rights, title and interest whatsoever in the Project Land to the Buyer, i.e. land admeasuring 24940 sq. mtrs. comprised in Khasra Nos. 536, 540/1, 540/2, 543, situated in Village Kanawni, Mohiddinpur, Paragana Loni, Tehsil Dadri, Gautam Budh Nagar, Uttar Pradesh (hereinafter referred to as the "Project Land"). The Project is demarcated with Red colors in the

पिता: श्री. राजेश कुमार शर्मा, निवासी: गाँव: कानौनी, तहसील: दादरी, जिला: गौतम बुद्ध नगर, उत्तर प्रदेश



[Signature]

For RISHABH BUILDWELL (P) LTD.

[Signature]

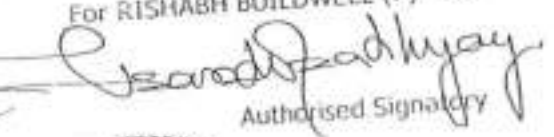
Authorised Signatory



Plan annexed hereto and marked as Annexure II; with right of exclusive use, trees, fencing, standing crops etc. with all advantages, easements, privileges and appurtenances thereto, electricity and water connections with all rights in passages, driveway, and all other facilities and amenities provided therein free from all and any type of encumbrances, charges, liens, acquisitions, mortgages, acquisitions, litigations, disputes, will, claims, third party rights, trusts, agreement or any understanding in this regard, in favour of the Buyer to have and to hold the same unto the Buyer, absolutely and forever.

- 2 That the Seller has received the entire Sale Consideration amounting to Rs. 55,00,00,000/- Cr. (Rupees Fifty Five Crore) Only) from the Buyer for absolute sale, transfer and conveyance of the Project Land by way of the total amount of Rs. 55,00,00,000/- Cr. (Rupees Fifty Five Crore) Only) paid by the Buyer to the Seller from time to time as detailed in Annexure VI. The Seller admits and acknowledges the receipt, sufficiency and manner of payments hereof.
- 3 That the Seller admits, acknowledges and agrees that the above-mentioned payment of Sale Consideration is towards full and final payment in respect of absolute and unencumbered sale, transfer and conveyance of the Project Land in favour of the Buyer and no claim in that regard shall ever be raised at any point of time against the Buyer by the Seller or anybody claiming through the Seller and as such now nothing remains to be paid by the Buyer to the Seller, in respect of the Project Land.
- 4 That the Seller has handed over the vacant and peaceful physical possession of the Project Land to the Buyer, simultaneously at the time of execution of this Deed and the Buyer acknowledges having taken over the vacant, physical and peaceful possession of the same.

For RISHABH BUILDWELL (P) LTD.

 
Authorized Signatory



5 The Seller hereby represents, declares, assures and covenants to the Buyer as follows:

- (i) the Seller is the absolute, sole and lawful owner of the freehold rights of the Project Land and has all the rights to grant, sell, convey, transfer, absolutely and forever, all rights, titles, interests, privileges, easements and advantages in the Project Land and as such is competent to sign and execute this Sale Deed and convey good and complete title in the Project Land to the Buyer, and receive the Sale Consideration thereof and nobody else has any right, title, interest and claim or demands whatsoever or howsoever in respect of the Project Land.
- (ii) the Project Land, is free from all kinds of encumbrances, such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, charges, lispendens, court injunction, notices, claims, demands, will, trust, or exchange, lease etc. whatsoever or howsoever and there is no litigation or any other proceedings pending relating to the Project Land;
there is no order of attachment by any authority under any law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the Project Land;
- (iii) there is no legal impediment or bar, whereby the Seller, can be prevented from selling, transferring and conveying the absolute title and rights in the Project Land in favour of the Buyer;
- (iv) there is no subsisting agreement to sell, in respect of the Project Land and or the same has not been transferred and/or promised to be transferred in any manner whatsoever, to any third person/entity;
- (v) the Seller has a marketable title in respect of the Project Land and has the necessary permission to sell the Project Land;



[Signature]

For RISHABH BUILDWELL (P) LTD

[Signature]
Authorised Signatory



- (vi) there is no notice of default or breach has been received by the Seller, on the part of the Seller, or any provisions of law in respect of the Project Land;
- (vii) the title documents of the Said Project Land have not been deposited by the Seller with any person with the intention of creating any registered or unregistered encumbrance like but not limited to mortgage, charge, lien, surety, etc.; and
- (viii) there neither is nor has been any unauthorized construction in relation to the Project Land, nor the Project Land has ever been put to any use other than the authorized use and that no statutory or municipal authority has ever raised or is expected to raise any claim/ demand relating to any unauthorized construction or misuse of the Project Land.

Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the Buyer has purchased the Project Land and the Seller hereby agrees to keep the Buyer indemnified for all losses and damages that the Buyer may suffer because of any defect in the title of the Seller or in the event of any misrepresentation or any of the covenants contained in this Deed.

- 6. That now the Seller has been left with no right, title, interest, claim or concern of any nature with the Project Land and the Buyer has become the absolute owner of the Project Land, with all and full rights to use, enjoy and deal the same as absolute owner without any hindrance or objection by the Seller or any other person claiming under the Seller.
- 7. The Buyer shall be free and entitled to undertake any nature of development or activity on the Project Land without any interference and or claim by the Seller.
- 8. That the Seller herein has paid and cleared all dues of the property tax, or any other dues and demands of the concerned authorities as per the bills received from the concerned authorities, in respect of the Project



For RISHABH BUILDWELL (P) LTD.

Rishabh Buildwell (P) Ltd.
Authorized Signatory



Land, up to the date of execution of this Sale Deed, and thereafter the same shall be paid and borne by the Buyer. However if any dues, taxes, charges, levies, demands, penalties are found pending and/or payable up to the date of handing over of actual physical possession of the Project Land, even if the same are received, at a later stage, then the same shall also be borne and paid by the Seller only. The Parties hereto agree to keep each other harmless and indemnified against all claims and demands contrary to the above.

9. That the Buyer shall be entitled to get the Project Land mutated in the Revenue Records/other authorities on the basis of this Sale Deed or its certified copy.
10. That the Seller has handed over the all documents/ title deeds of the Said Project Land to the Buyer at the time of execution of this Sale Deed.
11. That the Seller hereby represents, declares, assures and warrants the Buyer that all the representations, statements, undertakings, assurances, declarations etc. given by the Seller herein in this Sale Deed, are true and correct and if the same turn out to be incorrect or false the Seller shall keep the Buyer harmless and indemnified for any risk, consequence, losses, damages etc. in this regard.
12. That the Parties have been explained the entire contents of this Sale Deed in vernacular language and have understood the contents of this entire Sale Deed and state that they shall be bound by all the conditions including their heirs, successors, legal representatives, executors, administrators, nominees and assignees etc.
13. That the Parties for their respective part undertake not to do any act, which may in any manner contravene the terms of this Sale Deed.



Sri LISHABH BUILDWELL (P) LTD.

Authorised Signatory





दि १०/०५/२०२१

[Handwritten signature]

For RISHABH BUILDWELL (P) LTD.

[Handwritten signature: Govind Pradyay]
 Authorised Signatory



14. That this Sale Deed is irrevocable and shall not be revoked or cancelled at any time under any circumstances.
15. That this Sale Deed shall be governed by and interpreted in accordance with the laws of India and the Courts at Ghaziabad alone shall have the exclusive jurisdiction in any and all matters arising out of or in relation to this Sale Deed.
16. That all the expenses for the registration of this Sale Deed, viz., stamp duty, registration charges, etc., has been borne and paid by the Buyer.
17. That the Project Land does not have any land parcel belonging to any community of Scheduled Caste/ Scheduled Tribe for the purpose of restriction imposed on transfer of Project Land.

IN WITNESS WHEREOF, the Seller and the Buyer hereunto have set their hands at these presents at the place and on the day, month and the year first hereinabove written.

Boundary of Sell/Transfer of Project Land as under :-

- East : 30 ft. wide Pusta Road
- West : Balance land of Bank Sehyog Sehkari Awas Samiti Ltd.
- North : Other Property
- South : Other Property

The said Residential Project land under sale is neither situated at NH-24 to DPS School puna, nor near to Commercial land. The said Project land under sale is situated at Circle rate list V code-0211 pages No. 25 near by Old Abadi of Village-Mohiuddinpur Kanawani and near bandh of Hindon pusta.

बिक्रेतकर्ता का हस्ताक्षर



For RISHABH BUILDWELL (P) LTD.

Authorised Signatory



Signed and delivered by within named
"Society"
Bank Sehyog Sehkari Awas Samiti Ltd.

Mr. Sushil Jain
(Seceretary)



Signed and delivered by within named
"Buyer"
Rishabh Buildwell Private Limited

For RISHABH BUILDWELL (P) LTD.

Parimal Bandopadhyay
(Authorised Signatory)
Authorised Signatory





WITNESSES:

1.



Name: Deepak Kumar S/o

Babulal

Address: Ch. No. - B-115, Tehsil Comp.
Ghaziabad.

2.



Name: Sunny Tomar S/o

Nand Kishor Tomar

Address: 103, Boudh Vihar,
Vijay Nagar G.Z.B.

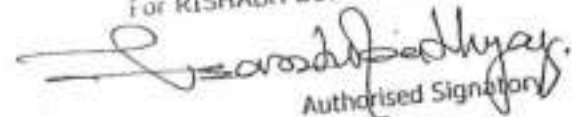

Anude Sh - S/o Ramkishan
Ch. No. - 115 B, Tehsil Comp.
G.Z.B.

होम एजेंट्स सर्विस प्रोवाइडर्स प्राइवेट लिमिटेड





For RISHABH BUILDWELL (P) LTD.


Authorised Signatory



आज दिनांक -01/10/2013 को

वही सं 1 जिल्द सं 5532

पृष्ठ सं 119 स 240 पार करंक 12127

रजिस्ट्रीकृत किया गया।

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

(सुनील कुमार सिंह)

उप-निबन्धक द्वितीय

नोएडा

1/10/2013



11844

MEDPAL SINGH KUSHWAH
Advocate

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs. 5000

FIVE THOUSAND RUPEES

₹. 5000

पाँच हजार रुपये

INDIA

उत्तर प्रदेश UTTAR PRADESH

DH 824818

CONSORTIUM AGREEMENT

For RUSHASH BUILDWELL PVT. LTD.


Director Authorised Signatory





MEDPAL SINGH KUSHWAH
Advocate
Ch. No. 88, Tehsil, Compound
M-9810


TANDT INFRA CREATIONS PVT. LTD.

Director

29 SEP 2021

आवेदन सं: 202100739111081

रहाम्य क्रम करने का प्रमाण

रहाम्य प्रेषण का नाम व पता

रहाम्य की धारणी

विकास चौहान (रहाम्य विक्रेता)

ला 40 नं-170/2018 ला 40 अदालत सं: 11844

प्रतिफल 3000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 100 योग : 200

भागीदारी विलेख

Sec 154 No. 154

वर्ष: 2021

श्री मैसर्स रिषम बिल्डवैल प्रा लि द्वारा
संजीव जैन द्वारा श्री अजय जैन अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री,
व्यवसाय: अन्य
निवासी: यूनिट नं 0 जी एफ-6 रिषम कारपोरेट टावर प्लॉट नं 16 कडकडूमा
कम्यूनिटी सेंटर दिल्ली-110092



श्री, मैसर्स रिषम बिल्डवैल प्रा लि द्वारा
संजीव जैन द्वारा श्री अजय जैन
अधिकृत पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक
01/10/2021 एवं 03:57:54 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नवीन राय,
उप निबंधक : सदर पंचम
गाजियाबाद
01/10/2021

विश्वास वर्मा,
निबंधक लिपिक



THIS CONSORTIUM AGREEMENT ("this Consortium Agreement" or "this Agreement") is made on _____ day of _____ ber, 2021 at Ghaziabad, U.P.

BETWEEN

M/S. RISHABH BUILDWELL PRIVATE LIMITED, a company incorporated under the Companies Act 1956 under Corporate Identity number (CIN) U70101DL2005PTC135132 and having its Registered Office at Unit No. GF-6, Rishabh Corporate Tower, Plot No. 16, Karkardooma Community Centre, Delhi-110092 through its *Director, Mr. Sanjeev Jain*, who has been authorized in terms of the Board resolution dated on 27/09/2021, (hereinafter referred to as the "**Consortium Member**" or "**Land Owner**", which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office and permitted assigns) as a party of the **FIRST PART**.

AND

TANDT INFRA CREATIONS PRIVATE LIMITED, a company incorporated under the Companies Act 2013 under Corporate Identity number (CIN) U70109UP2019PTC124854 and having its Registered Office at Plot no. 31/SP-03 Siddharth Vihar Ghaziabad, Uttar Pradesh-201009 through its *Director, Sh. Ankush Tyagi*, who has been authorized in terms of the Board resolution dated on 27/09/2021, (hereinafter referred to as the "**Lead Member**" or "**Developer**", which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office and permitted assigns) as a party of **SECOND PART**.

Consortium Member and Lead Member are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

For RISHABH BUILDWELL PVT. LTD.

[Signature]
Director / Authorised Signatory

ANUPAL SINGH KUSHWAH
Ad. Private
Ch. No-80, Gandhi Nagar, Ghaziabad
M-9810166078, 01202271111



TANDT INFRA CREATIONS PVT. LTD.

[Signature] 1-10-21
Director

[Signature]
2

ग्रही सं०: 4

रजिस्ट्रेशन सं०: 11844

वर्ष: 2021

निष्पादन लेखपत्र बाद सुनने व समझने मजबुत व प्राप्त धनराशि रु प्रलेखानुसार उक्त भागीदार: 1

श्री मैसर्स रिषभ बिल्डवेल प्रा लि के द्वारा संजीव जैन द्वारा श्री अजय जैन, पुत्र श्री,

निवासी: यूनिट नं० जी एफ-6 रिषभ कारपोरेट टावर प्लॉट नं० 16 कडकडूमा कम्युनिटी सेंटर दिल्ली-110092

व्यवसाय: अन्य

भागीदार: 2

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श्री टन्डट इन्फ्रा क्रिएशन्स प्रा लि के द्वारा अंकुश त्यागी द्वारा श्री तनुज शर्मा, पुत्र श्री,

निवासी: प्लॉट नं० 31/एस पी-03 सिद्धार्थ विहार गाजियाबाद

व्यवसाय: अन्य

[Handwritten signature]



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री संदीप कुमार, पुत्र श्री जय प्रकाश

निवासी: 102-ए कडकडूमा ईस्ट दिल्ली-110092

व्यवसाय: अन्य

पहचानकर्ता: 2

[Handwritten signature: Sandeep Kumar]



श्री पिनोद कुमार, पुत्र श्री महावीर सिंह

निवासी: 231 कोइल अलीगढ़

व्यवसाय: अन्य

[Handwritten signature]



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Handwritten signature]
नवीन राय,

उप निबंधक: सदर पंचम गाजियाबाद

विश्वास वर्मा,

निबंधक लिपिक

[Handwritten signature]

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

10/09/21

WHEREAS

- a. That the Land Owner is in lawful possession of freehold contiguous plot admeasuring 26,625.58 Sq. Mtrs., situated at Khasra Numbers 536, 540/1, 540/2, 543, village Kanawani, Ahinsa Khand 2, Indirapuram, District- Ghaziabad, Uttar Pradesh.
- b. That the Land Owner has conceptualized a residential cum commercial project in the name of "**HINDON GREEN VALLEY**" on the Project Land comprising of residential towers, commercial shops, EWS units, school etc. and in furtherance thereto, the Land Owner has been developing Phase I of the residential project on the Project Land, comprising of 3 (Three) towers, namely, Meadows 1, Meadows 2, & Meadows 3, and some part of a fourth tower, namely Skylish -2, which are currently under construction. .
- c. That the Lead Member is the developer by the name of TANDT INFRA CREATIONS PRIVATE LIMITED and is in the business of construction and development.
- d. That the Parties intend to join hands to continue and complete the said Project Construction status of the Project is set out in Schedule-I hereunder.
- e. The Parties have agreed to join hands in form of a consortium to construct and complete the ongoing Project and to provide the financial technical, managerial and other services for the said Project on the terms and conditions set forth between the both Parties.

For RISHABH BUILDWELL PVT. LTD.

Director / Authorized Signatory



TANDT INFRA CREATIONS PVT. LTD.


Director



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

1. DEFINITIONS AND INTERPRETATIONS

1.1. Definitions

Capitalized terms used in this Agreement shall have their respective defined meanings and shall have same legal binding on the Parties;

1.1.1 "**Consortium**" means the Consortium formed between the Consortium Member and the Lead Member in accordance with the terms and conditions of this Agreement;

1.1.2 "**Completion of the Project or Completion or Complete**" means construction, development and completion of the ongoing project as per the approved building plan(s) and layout(s) and includes but not limited to obtaining of Occupation Certificate, from time to time, and Completion Certificate for the Project from the Competent Authority and includes completion of the Project in all respects as per the promised the specifications, provisioning infrastructure, services, amenities and facilities as promised by the Lead Member herein or any amendment, modification or any in any other agreement, hereafter.

1.1.3 "**Day**" means the period between any one midnight and the next, and "**Month**" means a period of one month according to the English calendar commencing with first day of the month;

1.1.4 "**Document**" means written, drawn, typed, printed, magnetized or photographic material which is capable of being copied;

1.1.5 "**Existing Lender**" shall mean PNB Housing Finance Limited, a company incorporated under the provisions of Companies Act, 1956, with corporate identity number L65922DL1988PLC033856

For RISHAB BUILDWELL PVT. LTD.


Director / Authorized Signatory



TANDT INFRA CREATIONS PVT. LTD.


Director





and having its registered office at 9th Floor, Antriksh Bhawan, 22 K G Marg, New Delhi-110001, which expression shall unless repugnant to the context thereof shall mean and include its successors and assigns.

1.1.6 **"Existing Security"** shall mean the following security created in favour of the Existing Lender in order to secure the Project Loan:

- a) First and exclusive charge by way of equitable mortgage by way of deposit of title in favour of Existing Lender over land ad-measuring approx. 26,626 square meters and structure thereon of the project "Hindon Green Valley", situated at village Mahiuddinpur Kanawani, Pargana Loni, District Gautam Budh Nagar, Uttar Pradesh;
- b) First and exclusive charge by way of hypothecation of receivables of the project "Hindon Green Valley";
- c) Unconditional and irrevocable personal guarantee furnished by Mr. Sanjeev Jain, and Mrs. Kavita Jain;
- d) First and exclusive charge by way of mortgage in favour of Existing Lender over 10 completed unsold units in the project Iris Tower, Cloud 9, Indirapuram, Ghaziabad;
- e) Unconditional and irrevocable corporate Guarantee of M/s. Meadow Infra Developers Pvt. Ltd. (MIDPL) and M/s. Snerea Realtors Pvt. Ltd;
- f) First ranking pledge of 100% shares of company – M/s. Rishabh Buildwell Pvt. Ltd;
- g) Any other security as per the Sanction Letter bearing reference number PNBHFL/CF/CCB/12/2017-18 dated 29.09.2017, modified sanction letter bearing reference number PNBHFL/CF/CCB 6/2020-21, dated 29.10.2020.

For RISHABH BUILDWELL PVT. LTD.


Director / Authorised Signatory

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TANDT INFRA CREATIONS PVT. LTD.


Director





1.1.7 **"Lead Member"** means TANDT INFRA CREATIONS PRIVATE LIMITED, i.e. the member who will take the lead in the management of the Consortium's affairs.

1.1.8 **"ConsortiumMember"** means the Party of the Second Part which have agreed to form a consortium in connection with the Project;

1.1.9 **"Phase I of the Project"** or **"Phase I"** shall mean 3 (Three) towers, namely, Meadows 1, Meadows 2, & Meadows 3, and some part of a fourth tower, namely Skylish -2.

1.1.10 **"Project"** means the entire land parcel admeasuring approx. 26,626 square meters and structure thereon of the project "Hindon Green Valley", situated at village Mahiuddinpur Kanwani, Indirapuram, Pargana Loni, Distt. Gautam Budh Nagar, Uttar Pradesh.

1.1.11 **"Project Loan"** shall mean the construction finance Loan aggregating to an amount of Rs.145,00,00,000/- (Rupees One Hundred and Forty Five Crores Only) availed by the Land Owner from the Existing Lender vide Sanction Letter bearing reference number PNBHFL/CF/CCB/12/2017-18 dated 29.09.2017, modified sanction letter bearing reference number PNBHFL/CF/CCB 6/2020-21, dated 29.10.2020, loan agreement dated 06.10.2017, supplementary loan agreement dated 06.11.2020 and other finance documents executed between the Land Owner and Existing Lender. The said Project Loan was first disbursed on 10th October 2017.

1.1.12 **"RERA Act"** or **"RERA"** shall mean the Real Estate (Regulation and Development) Act, 2016 and Uttar Pradesh Real Estate (Regulation and Development) Rules, 2017, as amended from time to time.

For RISHABH BUILDWELL PVT. LTD.

Director / Authorised Signatory



TANDT INFRA CREATIONS PVT. LTD.


Director



1.1.13 **RERA Authority**" shall mean Uttar Pradesh Real Estate Regulatory Authority (UPRERA) created and constituted pursuant to RERA.

1.1.14 **"Services"** means all the services to be performed by the respective Consortium member's as per the defined scope for the Completion of Project and this Agreement;

1.1.15 **"State"** means the State named in Agreement where the Project is located;

1.1.16 **"Works"** means the permanent works to be constructed, including the goods and equipment to be supplied to the Land Owner, for the achievement of the Project Completion;

2. **LEAD MEMBER**

Subject to the terms of this Agreement, the Parties hereby appoint "TANDT INFRA CREATIONS PRIVATE LIMITED" as the Lead Member and the Developer in relation to the said Project.

3. **AIM AND SCOPE OF CONSORTIUM AGREEMENT**

3.1 The aim of this Consortium Agreement is the development to continue and complete the said Project, as per mutually agreed terms between the Parties.

3.2 Subject to the compliance of the provisions of the RERA Act, the **Lead Member** shall solely design, develop, finance, sell, obtain completion of the Project.

3.3 The LEAD MEMBER will sell all project, except the share of First Party, to the buyers and receive payments from them and bank transaction including operation of account belonging to its project in question without any interference.

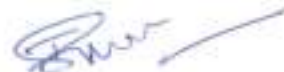
For RISHABH BUILDWELL PVT. LTD.


Director / Authorised Signatory


7

TANDT INFRA CREATIONS PVT. LTD.


Director





सहस्र शिक्षा योजना

Director

11/11/22

- 3.4 The Land Owner do hereby appoint the aforesaid Lead Member as the developer of the said property / Project, irrevocably grant to the lead member, who hereby accepts from the first party the exclusive rights, possession and license to develop said ongoing Project.
- 3.5 The entire area of Project Land shall be handed over to Lead Member / Developer for construction of residential / commercial building.
- 3.6 The entire building project shall be constructed by the Developer, in accordance with the provisions of RERA and the entire cost to be incurred for construction shall be borne by Lead Member.
- 3.7 This Consortium Agreement shall be duly registered with the concerned jurisdictional sub-registrar.
- 3.8 If any phase of the Project is already registered with the RERA Authority, the Developer/Lead Member shall get himself registered as the Co-promoter in accordance with the RERA Act. Any phase of the Project if yet to be registered, the phase shall be duly registered under RERA Act and all the norms and obligations enshrined under the RERA Act shall be duly followed by both the Parties.
- 3.9 The Parties acknowledges that the Project is currently mortgaged in favour of the Existing Lender, in lieu of the Project Loan availed by the Land Owner and Developer/Lead Member hereby confirms that the Developer/Lead Member has reviewed and understood the details of the Project Loan and related documentation, including the outstanding principal amount and interest and any such other outstanding from time to time thereto.
- 3.10 The Parties hereto agree that the Land Owner and Developer shall be jointly and severally liable and responsible to the Existing Lender for the repayment of the Project Loan.

For RISHABH BUILDWELL PVT. LTD.


Director/Authorised Signatory



LANDT INFRA CREATIONS PVT. LTD.


Director



3.11 The Existing Security created in favour of the Existing Lender shall remain intact and in full force and effect. The Parties hereby agree that there shall be no dilution in the Existing Security. During the currency of Project Loan, the entire Project shall be mortgaged in favour of Existing Lender.

3.12 The Developer shall obtain permission from RERA Authority in terms of the RERA, to register the Lead Member as a promoter of the Project with the RERA Authority.

4. OBLIGATIONS AND FINANCIAL LIABILITIES UNDERTAKEN BY LEAD MEMBER / DEVELOPER.

- a. Lead Member / Developer shall pay/ discharge assessments, taxes and Project Loan in respect of said Project as per agreed terms and conditions between the Parties.

5. FUNDING AND BASIS SHARING THE EXPENDITURE AND DIVISION

5.1 It is decided that the Completion of the Project, all cost towards development, construction and completion of the Project will be borne entirely by Lead Member.

5.2 The Lead Member shall raise loans from the financial institutions/banks for the Project, with prior written consent of the Existing Lender and any shortfall in financing of for the Completion of the Project shall be contributed by the Lead Member and its associates without any financial cost and liability on the First Party.

5.3 Without prejudice to the charge created in favour of the Existing Lender, the division of the Project shall be as follows:

For RISHAB BUILDWELL PVT. LTD.


Director / Authorised Signatory



TANDT INFRA CREATIONS PVT. LTD.


Director





Members	Share
RISHABH BUILDWEL PRIVATE LIMITED	Total revenue from their share
TANDT INFRA CREATIONS PRIVATE LIMITED	Remaining share

6. GENERAL TERMS AND CONDITIONS

- 6.1 **Roles and Responsibilities:** Every member of the consortium shall be individually responsible for discharging his obligation as specified in **Schedule II** and jointly and severally liable for the successful completion of the entire Project.
- 6.2 **Governing Law:** This Consortium Agreement shall in respect be construed in accordance with the Laws of 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 later shall prevail.
- 6.3 **Jurisdiction:** Subject to the provisions of Clause 6.5 below, the courts at Ghaziabad, Uttar Pradesh shall have exclusive jurisdiction over any claim or matter which may arise out of or in connection with this Agreement.
- 6.4 **Force Majeure:** shall mean war, riot, State enforced embargo, fire, flood, earthquake, cyclone, lockouts, judicial restrictions result be case of reason not attributable to either of party epidemic pandemic and government actions. In the event of force majeure, the members of the Consortium Agreement undertake to consult each other.
- 6.5 **Settlement of Disputes:** The Parties agree to settle amicably all disputes arising out of or concerning this Consortium Agreement. In the event of the Parties falling to amicably resolve any dispute in the foregoing manner, the matter shall be referred to arbitration in

For RISHABH BUILDWEL PVT. LTD.


Director / Authorised Signatory
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TANDT INFRA CREATIONS PVT. LTD.


Director


accordance with the Arbitration and Conciliation Act, 1996, as amended from time to time. The arbitrator shall be appointed mutually by both the Parties, whose decision shall be final and binding. The seat and venue of arbitration proceedings shall be Delhi, India and the language of arbitration proceedings shall be English language.

- 6.6 **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 the subsequent breach.
- 6.7 **Liability towards Third Parties:** Subject always to such other undertakings and warranties as are provided for in this Agreement and the Contract, Lead Member shall be solely liable for any loss, damage or injury to third parties resulting from its carrying out its part of the Project and from its use of knowledge and/or know how.
- 6.8 **Confidentiality:** The Parties shall be under obligation not to disclose any information of terms of this Consortium Agreement to any third party. All documents and information exchanged between the Parties, for the purpose of this Project, shall be treated as strictly confidential by the other members and shall not be shared to any other outside agency except to the Government of Uttar Pradesh and any other government authority, if required under any applicable law.
- 6.9 **Notices:** Any notice required pursuant to this Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgment or by speed post or by email or by the facsimile to the party at the address appearing in the beginning of the Consortium Agreement.
- 6.10 **Modification/Amendment:** The terms and conditions of this Consortium Agreement may be modified / amended with prior

For RISHABH BUILDWELL PVT. LTD.



Director / Authorized Signatory



IAHDT INFRA CREATIONS PVT. LTD.



Director



written consent of the Existing Lender by way of any Agreement entered into subsequent hereof and same shall prevail.

- 6.11 **Severability:** If any provision of this Agreement is rendered void, illegal, or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- 6.12 **Stamp Duty:** Lead Member shall bear all the expenses including the stamp duty and the registration charges, in relation to the execution of this Agreement. Any penalty imposed by the sub-registrar or any government authority on account of insufficient/deficit stamp duty, then such penalty shall be borne by the Lead Member.

7. INDEMNITY

Lead member shall indemnify and exclusive responsible for any incident, caused during the construction of the above said ongoing Project. First part is not responsible for any incident in any manner.

8. VAILIDITY

8.1 Termination of Consortium Agreement:

Subject to above, this Consortium Agreement shall be terminated upon the arrival of the first of the following events;

- (i) Upon Completion of the Project.
- (ii) Mutual consent of consortium members.

8.2 The Consortium Agreement shall be valid and enforceable till the Completion of the Project.

8.3 Miscellaneous / Liability:

For RISHAB BUILDWELL PVT. LTD.


Director / Authorised Signatory



IANDT INFRA CREATIONS PVT. LTD.


Director





Director

For the avoidance of doubt it is hereby clarified that the all members of the consortium shall be held individually responsible for the obligation mentioned in the Schedule I attached regarding their specific roles and responsibilities under this Agreement.

For RISHABH BUILDWELL PVT. LTD.


Director / Authorized Signatory


ANDT INFRA CREATIONS PVT. LTD.


Director





Director

SCHEDULE-1

Roles and Responsibilities of Each Individual Member of the Consortium

(Description of Roles and Responsibilities of each Individual Member of this Consortium)

Sr. No.	Type of Member	Roles and Responsibilities
1.	Lead Member TANDT INFRA CREATIONS PRIVATE LIMITED through its Director, Mr. Ankush Tyagi , at Plot no. 31/SP-03 Siddharth Vihar Ghaziabad, Uttar Pradesh- 201009	1. To obtain requisite License, Permissions sanctions and approval for development, execution of development. 2. To design, develop, finance, sell, operate and maintain the Flats/Apartments of all consortium members in this project. 3. To apply for registration in RERA as Main Developer on behalf of all consortium members.
2.	Consortium Member -1 M/s. RISHABH BUILDWELL PRIVATE LIMITED Secretary/Authorized representatives, Sanjeev Jain Office at Unit No. GF-6, Rishabh Corporate Tower, Plot No. 16, Karkardooma Community Centre, Delhi-110092	To give absolute discretion about land to lead member and land should be free from all litigation, encumbrances, lien or any other charges.

For RISHABH BUILDWELL PVT. LTD.



Director/Authorized Signatory



TANDT INFRA CREATIONS PVT. LTD.





RISHABH BUILDWELL PRIVATE LIMITED

Regd. Off.: Unit No. GF-6, Rishabh Corporate Tower, Plot No. 16, Karkardooma Community Centre, Delhi - 110092
Corp Off.: Rishabh Group, Mall Road, Ahinsa Khand-II, Indirapuram, Ghaziabad, UP 201014
CIN: U70101DL2005PTC135132; Tel: 011-22376608; Email ID: corporate@rishabhbuildcon.com

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF RISHABH BUILDWELL PRIVATE LIMITED HELD ON 27TH SEPTEMBER, 2021 AT 10:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY

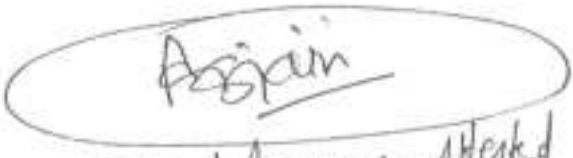
The Board of Directors discussed the matter regarding the necessary to authorized someone to appear before the Registry Authority / Court for registration of MOU, Development Agreement, Consortium agreement, GPA with necessary Documents for and on the behalf of the Company related to Company's Project 'HINDON GREEN VALLEY' on Land admeasuring 26,625.58 Sq. Mtrs. situated at Khasra number 536, 540/1, 540/2, 543, Village Kanawani, Ahinsa Khand 2, Indirapuram, Ghaziabad, UP in favour of T and T Infrozone Private Limited. After discussion the following resolutions were passed unanimously.

"RESOLVED THAT Mr. Ajay Jain S/o Mr. Mahendra Kumar Jain R/o 221, GF, Sector 5, Vaishali, Sahibabad, Ghaziabad, UP - 201010, be and is hereby authorized to appear before the Registry Authority / Court for registration of MOU, Development Agreement, Consortium agreement, GPA with necessary Documents for and on the behalf of the Company in the name of T and T Infrozone Private Limited for the Company's Project 'HINDON GREEN VALLEY' comprising of residential towers, commercial shops, EWS units, school etc. situated at Khasra number 536, 540/1, 540/2, 543, Village Kanawani, Indirapuram, Ghaziabad, UP.

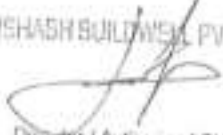
RESOLVED FURTHER THAT Mr. Ajay Jain S/o Mr. Mahendra Kumar Jain R/o 221, GF, Sector 5, Vaishali, Sahibabad, Ghaziabad, UP - 201010 be and is hereby also authorized to do all such Act, matters, deeds and things which are necessary for giving effect to the abovesaid resolution on the behalf of the Company."

Certified True Copy
For Rishabh Buildwell Private Limited


(Sanjeev Jain)
Director
DIN: 00351793
For RISHABH BUILDWELL PVT. LTD.
Director / Authorised Signatory


Ajay Jain
Signy Ajay Jain - Atkrd
For RISHABH BUILDWELL PVT. LTD.


Director / Authorised Signatory

For RISHABH BUILDWELL PVT. LTD.

Director / Authorised Signatory





TO WHOMSOEVER IT MAY CONCERN

(Undertaking)

I, Ankush Tyagi, being director of TANDT INFRA CREATIONS PRIVATE LIMITED corporate office at H-138, Ground Floor, Sector-63, Noida - 201301, hereby undertake that Sh. Tanuj Sharma in TANDT INFRA CREATIONS PRIVATE LIMITED. is hereby authorised by me to appear, submit and sign the all necessary papers before Sub-registrar, Ghaziabad in capacity of authorized signatory for Consortium agreement, GPA and any other documents.

The acts done and documents signed and submitted by Sh. Tanuj Sharma before sub-registrar, Ghaziabad, being authorised representative for and on behalf of me, will be binding on the company, until the same withdrawn by giving written notice thereof.

FOR TANDT INFRA CREATIONS PRIVATE LIMITED.

TANDT INFRA CREATIONS PVT. LTD.
(Ankush Tyagi)
Director

Acceptance as authorised signatory

I, Tanuj Sharma, hereby solemnly accord my acceptance to act as authorised signatory for the above referred work.

(Tanuj Sharma)

Dated- 29.Sep.2021



IN WITNESS WHEREOF, the Parties have executed this Consortium Agreement and have caused this Consortium Agreement to be signed in the manner set out below.

For and on behalf of M/s. RISHABH BUILDWELL PRIVATE LIMITED

For RISHABH BUILDWELL PVT. LTD.

..... Director / Authorised Signatory

Authorised Signatory

Name:

Designation:

For and on behalf of M/s. TANDT INFRA CREATIONS PRIVATE LIMITED

..... Authorised Signatory

Name:

Designation:

WITNESS:-

VEDPAL SINGH
Ch. No-80, Tehs
Gandhi Nagar,
M-9810166078



VEDPAL SINGH
Ch. No-80, Tehs
Gandhi Nagar,
M-9810166078



1. NAME:- SANDEEP KUMAR
FATHER NAME:- JAI PRAKASH
ADDRESS:- 102-A, VILLAGE

KARKARDOOMA, KARKARDOOMA
Sandeep Kumar

EAST DELHI - 110092

VEDPAL SINGH KUSHWAH
Advocate
Ch. No-80, Tehsil Karkardooma
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Arjun

2. NAME:- VINOD KUMAR
FATHER NAME:- MAHAVER SINGH
ADDRESS:- 231, KOLL, DIST -
ALIGARH. (U.P.)

W

TANDT INFRA CREATIONS PVT. LTD.

Director

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आवेदन सं०: 202100739111081

बही संख्या 4 जिल्द संख्या 1604 के पृष्ठ 27 से 66 तक क्रमांक
11844 पर दिनांक 01/10/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



नवीन राय.

उप निबंधक : सदर पंचम

गाजियाबाद

01/10/2021

