

भाग 1

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला

उपनिवेशक सदर दृवीय सचयनक क्रम संख्या 2018223005623

आवेदन संख्या : 201800821031424

वेध या प्राप्ति पर प्रस्तुत करने का तिथिक 2018-03-21 00:00:00

प्रस्तुतकर्ता का प्राप्ति का नाम धीरज सिंह

वेध का प्रकार अनुबंध विवेक

प्रतिकर की अवधि 0 / 0

1. प्रतिद्वीकृत्य शुल्क 100
2. प्रतिनिवेशन शुल्क 80
3. निरीक्षण या सहायक शुल्क
4. अक्षार के अधिप्राप्ति करण विध शुल्क
5. कर्तव्यन शुल्क
6. विविध
7. यात्रिक भसा

1 से 6 तक का योग 180

शुल्क वसूल करने का तिथिक 2018-03-21 00:00:00

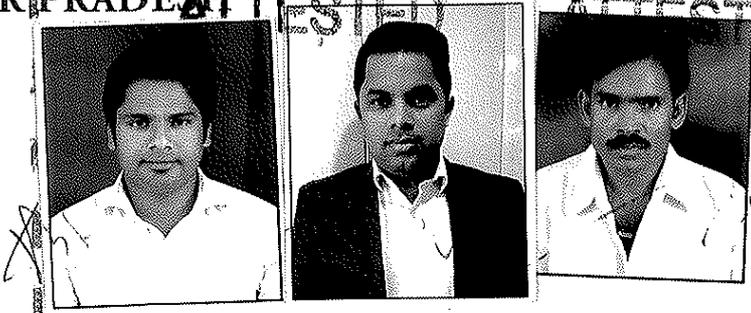
दिनांक जब वेध प्रतिनिधि का सहायक प्रमाण पत्र सापस करने के लिए तैयार होगा 2018-03-21 00:00:00

प्रतिद्वीकृत्य अधिकांकी के हस्ताक्षर

929005523



उत्तर प्रदेश UTTAR PRADESH



BA 711928  
06 MAR 2018  
TRY LKO.

**CONSORTIUM ADDENDAM AGREEMENT**

This Agreement is made and executed at Lucknow on this 20th day of March, of 2018.

**BETWEEN**

- 1) PINTAIL REALTY DEVELOPERS PVT. LTD. (Formerly known as ARINDAM SEKHAR GARMENTS MARKETING PVT. LTD.), a company incorporated under the Companies Act, 1956, having its principal place of business at 705, 706, 707 & 708, 7th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, (hereinafter referred to as the "PRDPL", which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), through its authorized signatory Mr. Dheeraj Singh son of Mr. Bhanu Pratap Singh resident of 614/175, Preeti Nagar, Madiyao, Sitapur Road, Lucknow.

PINTAIL REALTY DEVELOPERS PVT. LTD. INFRAEIGHTS LLP

Authorized Signatory *[Signature]*  
*[Fingerprint]* *[Fingerprint]*

Contd.....

*[Signature]* *[Fingerprint]*

क्रमांक 9298

दिनांक 20-3-18

प्रमाणित  
नाम  
पता

मि-एम रिपब्लिक डायनलॉजी



31-5-2020 कनिष्ठ, लखनऊ





भारत सरकार  
GOVERNMENT OF INDIA



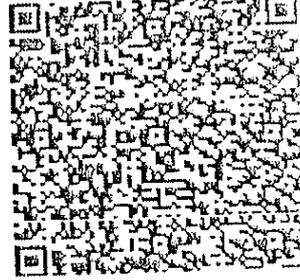
Dheeraj Singh

धीरज सिंह

जन्म तिथि/DOB:

11-07-1991

पुरुष / MALE



4443 5727 9735

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता

S/O भानु प्रताप सिंह, 614/175 प्रीती  
नगर, मडियाओ, अन्नापुलिगा, सीता पुर  
मार्ग, विकास नगर, लखनऊ,  
उत्तर प्रदेश-226022

Address:

S/O, Bhanu Pratap Singh, 614/175  
Preeti Nagar, Madiyao, Annaapuliya,  
Sita Pur Road, Vikas Nagar, Lucknow,  
Uttar Pradesh-226022



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

980 7172983

*praj*

*praj*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PINTAIL REALTY DEVELOPERS PRIVATE  
LIMITED



01/07/2005

Permanent Account Number

AAFCA5281R

28042010

*[Handwritten Signature]*  
PINTAIL REALTY DEVELOPERS PVT. LTD.

*[Handwritten Signature]*  
Authorized Signatory



भारत सरकार  
Government of India

 अमित कुमार सिंह  
Amil Kumar Singh  
जन्म तिथि/DOB: 12/06/1983  
पुरुष/ MALE



3732 9837 2173

मेरा आधार, मेरी पहचान



8400088008



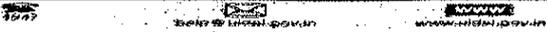
 आधर

भारत सरकार  
Government of India

आधार प्राधिकरण  
Aadhaar Authority of India

**Address:** पता:  
S/O Arun Kumar Singh, 207/10, अरुण कुमार सिंह, 207/10, मानस एन्क्लेव,  
Manas Enclave, Farid Nagar, फरीदी नगर, स्वरोप मेमोरियल विद्यालय के  
Near, Swaroop Memorial School, यास, इन्दिरा नगर, लखनऊ, लखनऊ,  
Indira Nagar, Lucknow, Lucknow, उत्तर प्रदेश - 226016  
Uttar Pradesh - 226016

3732 9837 2173





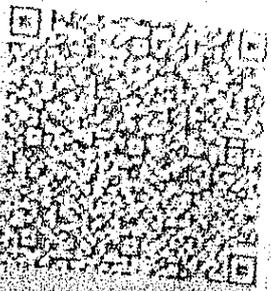
आयकर विभाग

INCOME TAX DEPARTMENT

आयकर अधिकारी  
आयकर विभाग

भारत सरकार

GOVT. OF INDIA



स्थायी खाता संख्या कार्ड

Permanent Account Number Card

AATFPP9789J

TTM / Name

PINTAIL INFRAHEIGHTS LLP

पंजीकरण की तारीख  
Date of Incorporation / Formation

27/03/2017

09052017





भारत सरकार  
Government of India



दिनेश  
Dinesh

जन्म तिथि / DOB : 01/01/1976  
पुरुष / Male



3746 3586 9983

मेरा आधार, मेरी पहचान

Mob.: 9506512870

दिनेश



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: आनमज: फेकराम, 38,  
ग्राम-हरदीपुर पोस्ट-सदर, हरदीपुर,  
जाँनपुर, जाँनपुर, उत्तर प्रदेश,  
222001

Address: S/O: Fekuram, 38,  
Gram-Hardipur post-Sadar, Hardipur,  
Jaunpur, Jaunpur, Uttar Pradesh, 222001

3746 3586 9983

1947

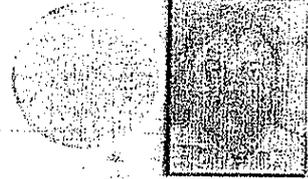
help@uidai.gov.in

www.uidai.gov.in



भारत निर्वाचन आयोग  
भारत में  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

AJC1404920



निर्वाचक का नाम : सम्राट मिश्रा  
Elector's Name : Samrat Mishra  
पिता का नाम : के एल मिश्रा  
Father's Name : K.L. Mishra  
लिंग/ Sex : पुरुष / Male  
जन्म की तारीख : XX/XX/1980  
Date Of Birth : XX/XX/1980

9335220408

AJC1404920

पता : 555G/128, सुभाष नगर, लखनऊ

महसूल कार्यालय  
जिला : लखनऊ (5.प.1-226023)

Address : 555G/128, Subhash Nagar,  
Lucknow

Tehsil - Lucknow  
Dist. Lucknow (UP)-226023

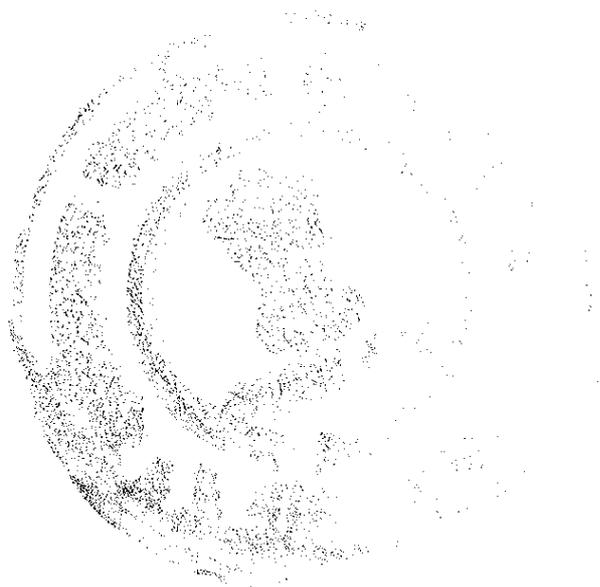
Date : 21/08/2010

175-लखनऊ विधानसभा निर्वाचन क्षेत्र के निर्वाचक प्रतिनिधित्व अधिकारी के कार्यालय की ओर

Facsimile Signature of  
Election Registration Officer  
for 175-Lucknow Constt. 80/889

यदि पता बदलने पर, इसे मते और अपना नाम निर्वाचक नामावली में दर्ज करवाने तथा उसे पते पर इसी संख्या का विकट मान के लिए अतिरिक्त पाने में यह कार्य लखनऊ आवश्यक है।

In case of change in address, mention this Card No. in the relevant form for including your name in the roll at the changed address and to obtain the card with the same number.



**LUCKNOW BAR ASSOCIATION**  
LUCKNOW

www.lucknowbarassociation.org Mob.:9415159095

**LAWYER'S PROFESSIONAL IDENTITY CARD**

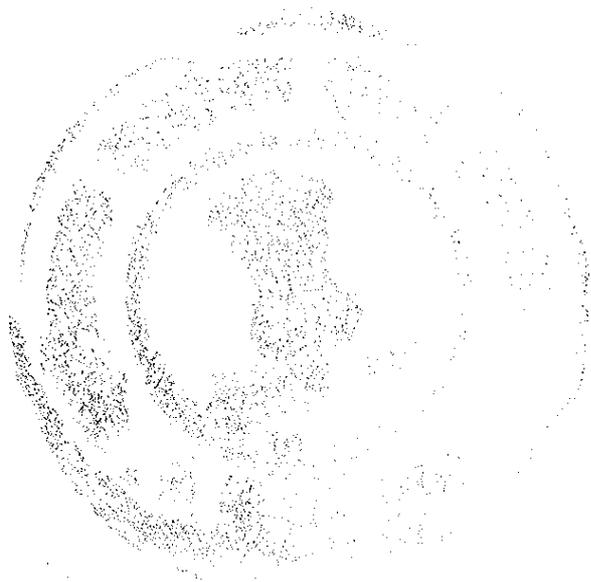
Member's Name **Sandeep Kumar Singh**  
 Father's Name **Mr. C.R. Singh**  
 Date of Birth **26.06.1977**  
 Address **538k/710(447), Triveni Nagar-II, Lucknow.**  
 Enrollment No. **UP-5237/2003**  
 Ledger No. **S-358**



Mr. Ramesh Prasad Tiwari  
Gen. Secretary  
Lucknow Bar Association, Lucknow

7388888608

*Sandeep Singh*



(2)

**AND**

2) **PINTAIL INFRAHEIGHTS LLP**, a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 and having its registered office at G-40, Basement Jangpura Extension, Birbal Park, New Delhi-110014 through its authorized signatory Mr. Amit Kumar Singh son of Mr. Arun Kumar Singh resident of 207/10, Manas Enclave, Faridi Nagar, Indira Nagar, Lucknow;

**AND**

3) **DINESH S/o Fekuram R/o 38, Village-Hardipur, Post-Sadar, District-Jaunpur, U.P.**

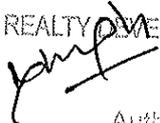
**WHEREAS** Party No.1 is lead developer and Parties No. 2 & 3 are consortium members.

Parties No. 1 to 3 (Hereinafter collectively referred to as **The Consortium**, which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns). **WHEREAS** all the above mentioned First Party & others entered and executed two separate **CONSORTIUM MOU & CONSORTIUM ADDENDUM AGREEMENT** for forming a Consortium of Developer Companies with the object of integrated Township in the State of Uttar Pradesh and for submitting the proposal to the Government of Uttar Pradesh for selection of Private Developer for development of Integrated Township in the State of Uttar Pradesh. The said both Consortium MOU & Consortium Addendum Agreement are duly registered in the office of Sub Registrar-III, Lucknow vide Bahi No. 4 Jild No. 442 Pages 65/112 Sl.No. 699 on dt. 14.10.2015, vide Bahi No. 4 Jild No. 443 Pages 217/252 Sl.No. 740 on dt. 02.11.2015 and vide Bahi No. 4 Jild No. 497 Pages 47/58 Sl.No. 79 on dt. 17.02.2017 respectively.

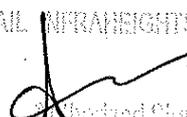
**WHEREAS** the Lead Member **PINTAIL REALTY DEVELOPERS PVT. LTD.** the Lead Member and the Consortium Members have been entering into a Consortium Agreement with the object of development of Integrated Township in the State of Uttar Pradesh and for submitting the proposal to the Government of Uttar Pradesh for selection of Private Developer for

PINTAIL REALTY DEVELOPERS PVT. LTD.

PINTAIL INFRAHEIGHTS LLP

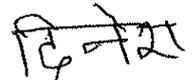


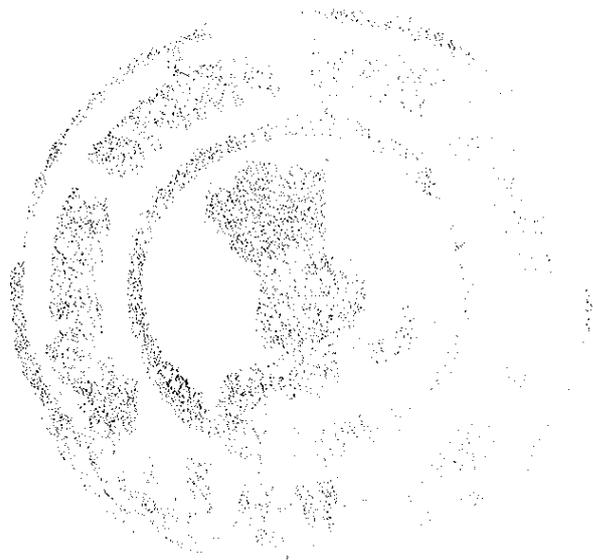
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(3)

development of various complexes including but not limited to Integrated Township in the State of Uttar Pradesh.

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

**1. Lead Member:**

1.1 All the Consortium members mutually decided to appoint **M/s PINTAIL REALTY DEVELOPERS PVT. LTD.**, as Private Developer and Lead Member.

**2. Aim and Scope of Consortium Agreement:**

2.1 The sole aim of this Consortium Agreement is for the development of Integrated Township in the State of Uttar Pradesh.

2.2 The Lead Member shall prepare and submit a joint proposal for the selection of the Developer Consortium to design, develop, finance, construct, sell, operate and maintain the said properties.

**3. Shareholding basis in Consortium:**

3.1 **PINTAIL REALTY DEVELOPERS PVT. LTD.** shall act as a lead member of the Consortium.

3.2 The Shareholding of the members of the consortium shall be mutually decided later on.

**4. Project Management Structure and Rules of the Members:**

The Consortium shall act as a Private Developer as per definition of Lucknow Development Authority and arrange for Land and finances for the project.

**5. Funding and Basis of Sharing the Expenditure and Remuneration:**

5.1 Upto the Allotment of the Project in the name of Consortium, all cost relating to the Project shall be borne by the Consortium.

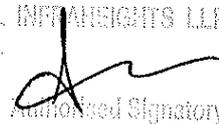
5.2 The Consortium shall raise loans from the Financial Institution/Banks for the project and any shortfall in the financing of the Project shall be contributed by the consortium members in, the ratio of their shareholding.

5.3 Upon completion of the Project any profit and loss shall be shared by the Consortium members in ratio of their shareholding.

PINTAIL REALTY DEVELOPERS PVT. LTD.

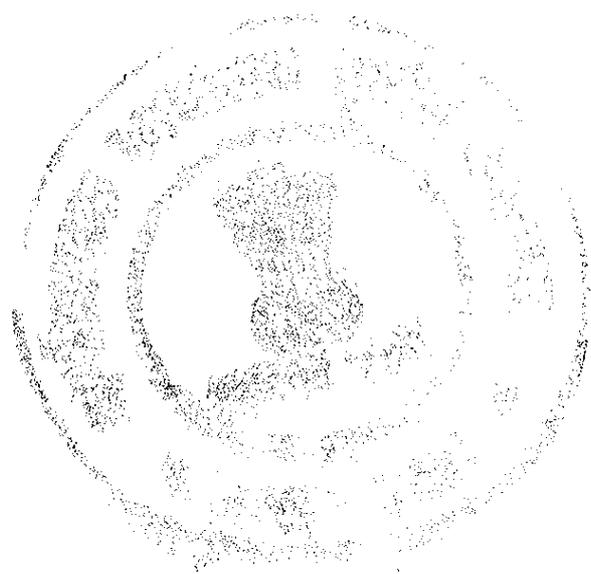
  
Authorized Signatory

PINTAIL INSIGHTS LLP

  
Authorized Signatory

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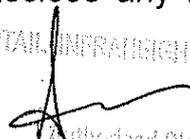
6. **GENERAL TERMS AND CONDITIONS:**

- 6.1 **GOVERNING LAW:** This Consortium **ADDENDAM** 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.
- 6.2 **FORCE MAJEUR:** None of the members shall be held in default in the performance of the obligation under this Consortium **ADDENDAM** 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 **ADDENDAM** 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.
- 6.4 **WAIVER:** The waiver of any member of any breach of any terms of this Consortium **ADDENDAM** Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of the subsequent breach.
- 6.5 **TOTALITY;** This Consortium **ADDENDAM** 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 **ADDENDAM** Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment of this Consortium **ADDENDAM** Agreement. This Consortium **ADDENDAM** Agreement also supersedes all previous communications and other consortium **ADDENDAM** agreement between the members written or oral for this project.
- 6.6 **CONFIDENTIALITY:** All members shall be under obligation not to disclose any information of terms of this

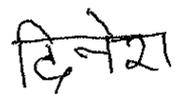
PINTAIL REALTY DEVELOPERS PVT. LTD.

  
Authorized Signatory

PINTAIL INFRA RIGHTS LLP

  
Authorized Signatory

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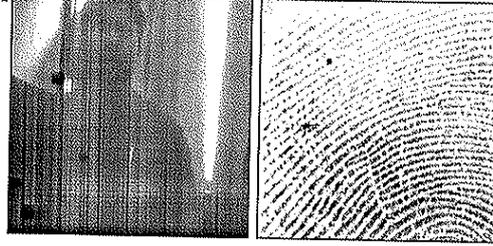
## अनुबंध विलेख

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री पिन्टेल रियल्टी डेवलपर्स प्रा०लि० द्वारा  
धीरज सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री भानु प्रताप सिंह  
व्यवसाय : व्यापार

निवासी: 614/175, प्रीति नगर, मडियांव, सीतापुर रोड, लखनऊ

*धीरज सिंह*



श्री, पिन्टेल रियल्टी डेवलपर्स प्रा०लि० द्वारा  
धीरज सिंह अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक

21/03/2018 एवं 11:51:12 AM बजे

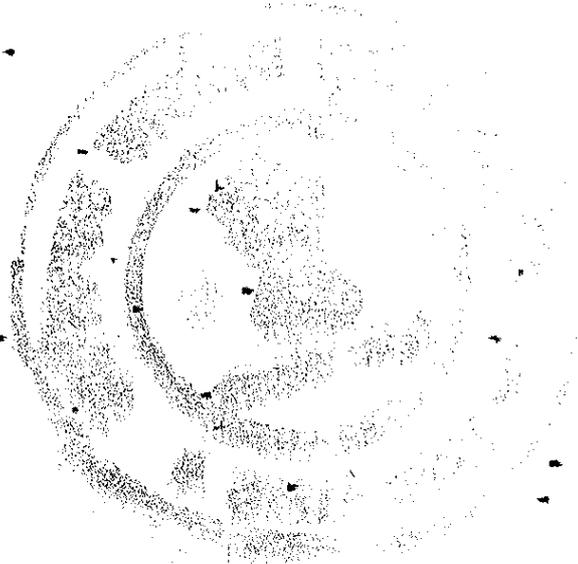
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह

उप निबंधक सदर तृतीय

लखनऊ



Consortium **ADDENDAM** 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 members and shall not be share by any other outside agency except the Government of Uttar Pradesh.

- 6.7 **NOTICES:** Any notice required pursuant to this Consortium **ADDENDAM** Agreement shall be give in writing and shall be delivered by hand under acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Consortium **ADDENDAM** Agreement.
- 6.8 **MODIFICATION AMENDMENT:** The terms and conditions of this Consortium **ADDENDAM** Agreement may be modified/ amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the consortium members.

**VALIDITY:**

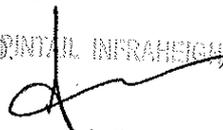
- 6.9 (i) **TERMINATION OF CONSORTIUM AGREEMENT.** This Consortium Agreement shall be terminated upon the arrival of the first of the following events:
- Rejection of our proposal by the Government of Uttar Pradesh.
  - Upon Completion of the Project.
- (ii) The Consortium **ADDENDAM** Agreement shall be valid and enforceable till the completion of the Project.
- 6.10 **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 **ADDENDAM** Agreement between the members. In no event shall the members of this Consortium **ADDENDAM** 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 **ADDENDAM** Agreement, to other members of this Consortium Agreement. No party shall be liable to the other party/members for any indirect, incidental, special or consequential damages however caused, whether as a

PINTAIL REALTY DEVELOPERS PVT. LTD/PINTAIL INFRAHEIGHTS LLP

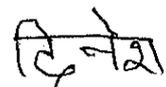


Authorized Signatory



Authorized Signatory

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निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री पिन्टेल रियल्टी डेवलपर्स प्रा०लि० के द्वारा धीरज

सिंह, पुत्र श्री भानु प्रताप सिंह

निवासी: 614/175, प्रीति नगर, मडियांव, सीतापुर  
रोड, लखनऊ

व्यवसाय: व्यापार

प्रथम पक्ष: 2



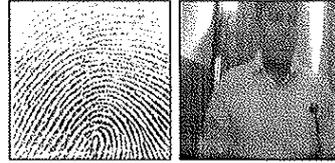
श्री पिन्टेल इन्फ्राहाईट्स एलएलपी के द्वारा अमित

कुमार सिंह, पुत्र श्री अरुण कुमार सिंह

निवासी: 207/10, मानस इन्क्लेव, फरीदी नगर,  
इन्दिरा नगर, लखनऊ

व्यवसाय: व्यापार

प्रथम पक्ष: 3



श्री दिनेश, पुत्र श्री फेकूराम

निवासी: 38, ग्राम-हरदीपुर, पोस्ट-सदर,

जिला-जौनपुर, उ०प्र०

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

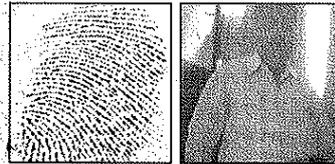


श्री समाट मिश्रा, पुत्र श्री स्व० के०एल० मिश्रा

निवासी: 555/ग-128, सुभाष नगर, आलमबाग,  
लखनऊ

व्यवसाय: वकालत

पहचानकर्ता : 2



श्री संदीप कुमार सिंह, पुत्र श्री सी०आर० सिंह

निवासी: 538-क/710(447), त्रिवेणी नगर-II,  
लखनऊ

व्यवसाय: वकालत

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

टिप्पणी :



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह

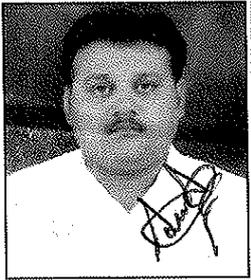
उप निबंधक : सदर तृतीय

लखनऊ

consequences of the negligence of the 'one member or otherwise. This CONSORITUM ADDENDAM AGREEMENT will be the part of CONSORITUM AGREEMENT MOU No. 699 dt. 14.10.2015, CONSORITUM MOU No. 740 dt. 02.11.2015, & CONSORTIUM ADDENDUM AGREEMENT No. 79 dt. 17.02.2017.

IN WITNESS WHEREOF THE MEMBERS HAVE EXECUTED THIS CONSORITUM ADDENDAM AGREEMENT ON THIS 20th DAY OF March, 2018 AT LUCKNOW AND HAVE CAUSED THIS Consortium Agreement to be signed on their manner in the manner set out below.

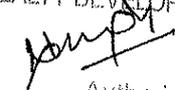
WITNESSES : 

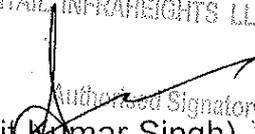


1. Samrat Mishra  
S/o Late K.L. Mishra  
R/o 555/Ga-128,  
Subhash Nagar  
Alambagh, Lucknow.

PARTIES  
PINTAIL REALTY DEVELOPER

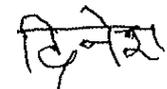


  
Authorized Signatory  
(Dheeraj Singh)  
Authorised Signatory of Party No. 1  
PINTAIL INFRAHEIGHTS LLP

  
Authorized Signatory  
(Amit Kumar Singh)  
Authorised Signatory of Party No. 2



2. Sandeep Kumar Singh  
S/o Mr. C.R. Singh  
R/o 538-Ka/710 (447),  
Triveni Nagar-II,  
Lucknow.



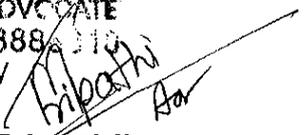


(Dinesh)  
Party No. 3

Typed by 

(Rajneesh Sharma)

MUKESH MANI TRIPATHI  
ADVOCATE

Mobile No. 738888  
Drafted by 

(Mukesh Mani Tripathi)  
Advocate  
Collectorate, Lucknow

बही संख्या 4 जिल्द संख्या 530 के पृष्ठ 283 से 294 तक  
क्रमांक 187 पर दिनांक 21/03/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह

उप निबंधक : सदर तृतीय

लखनऊ

