



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh



₹100

e-Stamp

Certificate No.	: IN-UP34996280177359U
Certificate Issued Date	: 03-Mar-2022 03:21 PM
Account Reference	: NEWIMPAGG (SV)/ up14072304/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407230460832412557035U
Purchased by	: PANKAJ TYAGI
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: PANKAJ TYAGI
Second Party	: Not Applicable
Stamp Duty Paid By	: PANKAJ TYAGI
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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This Stamp Paper forms an integral part of Affidavit
cum Declaration.

Pankaj

Aditya



Statutory Alert:

The authenticity of the Stamp Certificate can be verified by visiting the website www.e-stamp.com or using the Stamp Station App or Stamp Mobile App. Any discrepancy or irregularity on the Stamp Certificate will be void and the user will be liable for the same. The user of the Stamp Certificate is advised to use the Stamp Certificate only for the purpose of the Stamp Certificate and not for any other purpose.

Affidavit Cum Declaration

I, Mr. Pankaj Tyagi, an Indian inhabitant residing at Morti, Ator Nagla Ghaziabad, Uttar Pradesh - 201003, bearing Aadhar number- 574369609672 and Mr. Aditya Tyagi, an Indian inhabitant residing at Morti, Ator Nagla, Ghaziabad, Uttar Pradesh - 201003, bearing Aadhar number- 222998154711 (hereinafter called Land Owners) do hereby solemnly declare, undertake and state as under:

1. We are the owners of the land parcel of around 0.3307 hectare (3,307 sq. meter) bearing Khasra No. 1313 situated at Noor Nagar, Ghaziabad, Uttar Pradesh-201003 (hereinafter referred to as the "Said Land").
2. That Vaikuntam Buildcon Private Limited (the "Promoter") has acquired the absolute and lawful right to absolute and lawful right to develop and sell or dispose Plot/ Villa on the Said Land by virtue of Collaboration Agreement dated 22.11.2020, Addendum Agreement dated 21.12.2021, and General Power of Attorney dated 24.02.2022 entered into between the Promoter and the Land Owners at Ghaziabad.
3. That we as a Land Owners hereby give our general and specific consents to the promoter to the following:
 - (a) To raise construction on the Said Land by amalgamating the same with other parcels of land owned by the Said Attorney and/or its associates/affiliates and by further amalgamating the Said Land with other parcels of lands over which the Attorney has right of construction;
 - (b) To make bookings of and to enter into agreements(s) for allotment and/or to sell with prospective buyer(s) of the villas/commercial units to be constructed on the Said Land and to receive booking amount, instalments and other charges etc. from such prospective buyer(s) in its name and to issue receipts in this regard etc;
 - (c) To sell, transfer, convey lease, assign the construction so erected on the Said Land and to sign execute and present for registration before concerned authorities transfer deed(s) in respect of villa and commercial units being part of the constructions, as aforesaid, with undivided proportion rights and interest in the Said Land;



Pankaj Aditya

- (d) To approach all the concerned authorities for all matters in connection with the construction on Said Land and for that purpose to sign such applications, papers, writings undertakings, etc., as may be required and to carry on correspondence with the Authorities and also to prefer appeal or appeals from any order of the Competent Authority;
- (e) To make all applications on behalf of and represent the Executants to all statutory, State or Central Government, GDA, RERA, authorities under electricity and water supply undertakings/departments and/or before any other person or authority for grant of requisite sanctions, revised sanctions, permissions and approvals in connection with the construction of the Said Land.
4. That the Said Land is free from all encumbrances.
5. The Land Owners hereby also enclose title document (khatauni), title search report and no encumbrance certificate issued by the lawyer evidencing ownership of the Land Owners in the Said Land and no encumbrance with respect to the Said Land.

Pankaj Deponent Aditya

Verification:

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at C2B on this 03 day of March 2022



03 MAR 2022

ATTESTED

Mohar Chand Paul
Notary Public
Ghaziabad
Regn. 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Pankaj Deponent Aditya



Government of National Capital Territory of Delhi

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Certificate No.	: IN-DL99030791235427U
Certificate Issued Date	: 03-Mar-2022 03:54 PM
Account Reference	: IMPACC (SH)/ dlshimp17/ HIGH COURT/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDSLHIMP1787286735286893U
Purchased by	: ALOK TYAGI
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ALOK TYAGI
Second Party	: Not Applicable
Stamp Duty Paid By	: ALOK TYAGI
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcstamps.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.

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Affidavit Cum Declaration

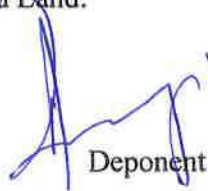
I, Mr. Alok Tyagi, an Indian inhabitant residing at E-7/10A Vasant Vihar, New Delhi-110057, bearing Aadhar number- 635972068665, (hereinafter called Land Owner) do hereby solemnly declare, undertake and state as under:

1. I am the owner of the land parcel of around 0.3470 Hectare (3,470 sq. meter) bearing Khasra No. 1312 situated at Noor Nagar, Ghaziabad, Uttar Pradesh-201003 (hereinafter referred to as the “Said Land”).
2. That Vaikuntam Buildcon Private Limited (the “Promoter”) has acquired the absolute and lawful right to absolute and lawful right to develop and sell or dispose Plot/ Villa on the Said Land by virtue of Collaboration Agreement dated 22.11.2020, Addendum Agreement dated 21.12.2021, and General Power of Attorney dated 24.02.2022 entered into between the Promoter and the Land Owners at Ghaziabad.
3. That I as a Land Owner hereby give my general and specific consents to the Promoter to the following:
 - (a) To raise construction on the Said Land by amalgamating the same with other parcels of land owned by the Said Attorney and/or its associates/affiliates and by further amalgamating the Said Land with other parcels of lands over which the Attorney has right of construction;
 - (b) To make bookings of and to enter into agreements(s) for allotment and/or to sell with prospective buyer(s) of the villas/commercial units to be constructed on the Said Land and to receive booking amount, instalments and other charges etc. from such prospective buyer(s) in its name and to issue receipts in this regard etc;
 - (c) To sell, transfer, convey lease, assign the construction so erected on the Said Land and to sign execute and present for registration before concerned authorities transfer deed(s) in respect of villa and commercial units being part of the constructions, as aforesaid, with undivided proportion rights and interest in the Said Land;
 - (d) To approach all the concerned authorities for all matters in connection with the construction on Said Land and for that purpose to sign such applications, papers,



writings undertakings, etc., as may be required and to carry on correspondence with the Authorities and also to prefer appeal or appeals from any order of the Competent Authority;

- (e) To make all applications on behalf of and represent the Executants to all statutory, State or Central Government, GDA, RERA, authorities under electricity and water supply undertakings/departments and/or before any other person or authority for grant of requisite sanctions, revised sanctions, permissions and approvals in connection with the construction of the Said Land.
4. That the Said Land is free from all encumbrances.
5. The Land Owner hereby also encloses title document (khatauni) title search report and no encumbrance certificate issued by the lawyer evidencing ownership of the land owner in the Said Land and no encumbrance with respect to the Said Land.


Deponent

Verification:

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

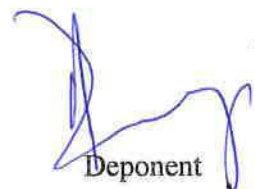
03 MAR 2022

Verified by me at New Delhi on this 3rd day of March 2022

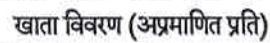


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NOTARY PUBLIC, DELHI


Deponent

03 MAR 2022



ग्राम का नाम : नून्गम परमना : (तोनी) तहसील : गाजियाबाद मनपद : गाजियाबाद फसली वर्ष : 1427-1432 भाग : 1 खाता संख्या : 01582

खासदार का नाम / निम्न पति संरक्षक का नाम / निवास स्थान	खसरा संख्या	खेतफल (हे.)	अदेश	टिप्पणी
श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिप्राप्ति के अधिकार में हो।				
योगेन्द्रसिंह / मूलचन्द / मोरटी	1313 मि.	0.5600	1428-क अदेश श्रीमान प.वि. बसना द्वारा अर0सी0 9 बाद स. 20201114000739000190 अदेश दिनांक 27.08.2020 को अदेश हुआ कि खाता नं. 1582 पर मृतक योगेन्द्र सिंह पुत्र मूलचन्द निवासी ग्राम मोरटी गा0बाद के स्थान पर पंकज त्वागी व अदित्य त्वागी पुत्रगण स्व0 योगेन्द्र त्वागी व श्रीमती सन्तोष पत्नी स्व0 योगेन्द्र त्वागी निवासी ग्राम मोरटी गा0बाद का नाम बतौर वारिस दर्ज हो। ह.अ.र.क.। 1428-क अदेश श्रीमान प.वि. साहिमलदा द्वारा अर0सी0 9 बाद स. 20211114000739000952 अदेश दिनांक 18.06.2021 को अदेश हुआ कि खाता नं. 1582 पर मृतक सन्तोष पत्नी योगेन्द्र त्वागी निवासी ग्राम मोरटी गा0बाद के स्थान पर पंकज त्वागी, अदित्य त्वागी पुत्रगण योगेन्द्र त्वागी निवासी ग्राम मोरटी गा0बाद का नाम बतौर वारिस दर्ज हो। ह.अ.र.क.।	
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कृष्ण उक्त खसरे की प्रस्थिति (भूखंड (गार) के बाद गलत विक्रय / भू-नक्शा / नामांतरण जती) हेतु खसरा सौज्य पर बिलग करें

Disclaimer: उक्त अंकित मात्र अवलोकनार्थ है, उक्त दिवसों में प्राप्त हैं, तात्पर्य का प्रत्यक्ष केन्द्र एम सी एस सी/संश्लेषण केन्द्र से इतर किसी प्रमाणित प्रती प्राप्त की जा सकती है।

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NOTARY DELH.

08 MAR 2022



BHULEKH
Uttar Pradesh



खाता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : नूतनगर परगना : (तोनी) तहसील : गावियाबाद जिल्ला : गावियाबाद फरसी नं. : 1427-1432 खण्ड : 1 खाता संख्या : 00189

खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान	खसत संख्या	क्षेत्रफल (हे.)	अवस्था	टिप्पणी
श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधरो के अधिकार में हो।				
आलोक स्यंगी / ब्रह्मदत्त स्यंगी / मोरटी	13123 भि.	0.3470		
योग	1	0.3470		

कृपया उक्त खाते की प्रस्थिति (मूफल (चाल) के बाद प्राप्त/विक्रय/मृतकता) हेतु खाता संख्या पर क्लिक करें।



Disclaimer: उक्त आँकड़े मात्र आकस्मिकता हैं, सर्वोच्च न्यायालय के न्यायिक फैसले की अपेक्षा में प्रमाणित प्रति प्राप्त की जा सकती है।

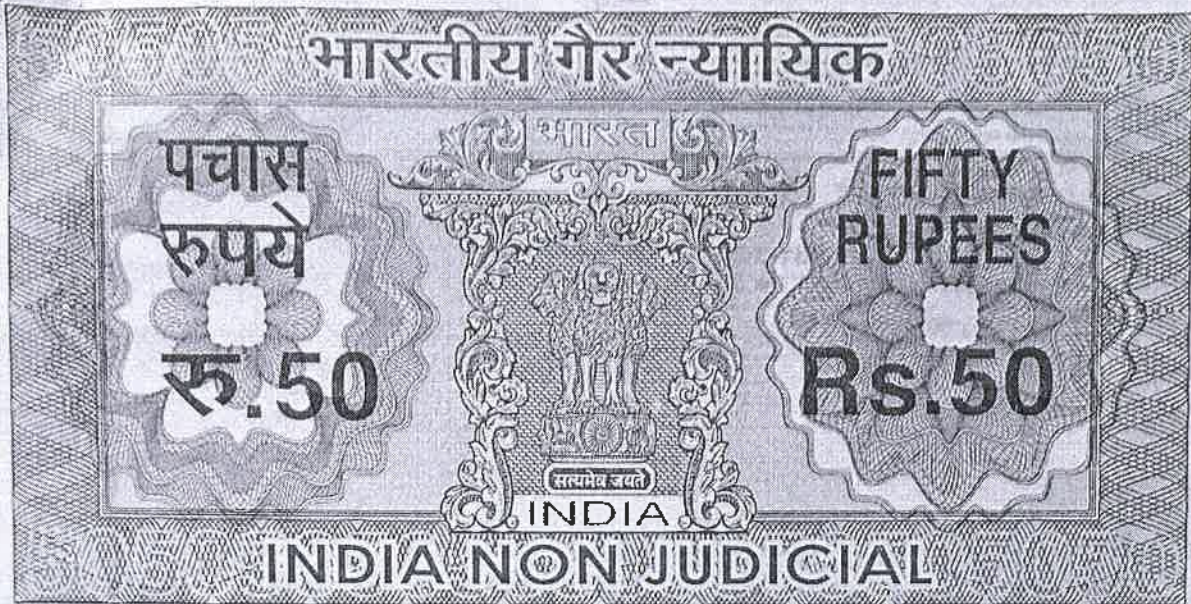
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8 8 MAR 2022



उत्तर प्रदेश UTTAR PRADESH

CC 658012

COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is entered on this 22nd day of November 2020 at Ghaziabad, Uttar Pradesh

BY AND BETWEEN

Mr. Pankaj Tyagi, an Indian inhabitant residing at Morti, Ator Nagla, Ghaziabad, Uttar Pradesh – 201003 (hereinafter called “the First Owner”) which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;

AND

Mr. Aditya Tyagi, an Indian inhabitant residing at Morti, Ator Nagla, Ghaziabad, Uttar Pradesh – 201003 (hereinafter called “the Second Owner”) which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;

Pankaj सन्तोष

Pankaj



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08 MAR 2022



उत्तर प्रदेश UTTAR PRADESH

CC 658013

AND

Mrs. Santosh Tyagi, an Indian inhabitant residing at Morti, Ator Nagla, Ghaziabad, Uttar Pradesh - 201003, Delhi (hereinafter called "the Third Owner") which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;

AND

Mr. Alok Tyagi, an Indian inhabitant residing at E-7/10A Vasant Vihar, New Delhi-110057, Delhi (hereinafter called "the Fourth Owner") which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;

Pankaj सन्तोष

Alok Tyagi Pankaj

[Signature]

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AND

Mr. Vishal Tyagi, an Indian inhabitant residing at B-177, Gama-1, Greater Noida, Gautam Budh Nagar, Uttar Pradesh-201308 (hereinafter called "**the Collaborator**") which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;

AND

Vaikuntam Buildcon Pvt Ltd., a company incorporated under the Companies Act 2013 having its registered office at Survey no. 920, Near A.K. Children Academy, Morti, Ghaziabad, Uttar Pradesh-201001, India (hereinafter referred to as "**Company/SPV**") which term unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in interest and permitted assigns);

(The First Owner, Second Owner, Third Owner and the Forth Owner shall collectively be referred to as Owners")

WHEREAS:

- (A) The First Owner, the Second Owner and the Third Owner are the owners of the equal shares of the land parcel of around 0.3307 hectare (3,307 sq. meter) bearing Khasra No. 1313 situated at Noor Nagar, Ghaziabad, Uttar Pradesh-201003 ("**First Land Parcel**") which is prescribed in detail in **ANNEXURE A** attached herewith.
- (B) The Fourth Owner is the owner of the land parcel of around 0.3470 Hectare (3,470 sq. meter) bearing Khasra No. 1312 situated at Noor Nagar, Ghaziabad, Uttar Pradesh-201003 ("**Second Land Parcel**") which is prescribed in detail in **ANNEXURE B** attached herewith. (The First Land Parcel and the Second Land Parcel shall collectively be referred to as "**Land Parcels**")
- (C) The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to and absolute owners of the Land Parcels respectively

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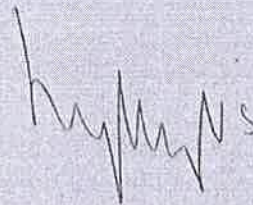
08 MAR 2022

- (D) The Parties herein have entered into a duly registered Consortium Agreement dated _____ for creation of the Villa Vaikuntam Project and pursuant to the said Consortium Agreement, Parties are desirous of entering into this Collaboration Agreement.
- (E) The Owners are desirous of developing the Land Parcels through investment by third party and the Collaborator has agreed to invest in the development of the said Land Parcels into a residential cum commercial complex, by name and style of Villa Vaikuntam Project ("Project").
- (F) The Project shall be developed according to the Sanctioned Plan and the Business Plan as mutually agreed by the Parties which is detailed business plan drawn up for the development, operation and maintenance of the Project and including the allocation of the responsibilities between the parties and the Company along with the Project Cost.
- (G) To develop the Project on the Land Parcels, the Owners are, hereby, assigning all the development rights and development interest in the Land Parcels in favour of the Company and hereby give their unconditional and irrevocable consent to the Company that the Company shall be within its unfettered rights to develop the Project on Land Parcels and to market and trade the residential villa or other units developed on the Land Parcels and make profits thereof.
- (H) To execute the Project, the Owners and Collaborators have mutually decided to set up a special purpose vehicle in form a private company and therefore promoted the Company/SPV which will develop the Project on the Land Parcels and will take care of all the responsibilities of the Project including marketing and sale-purchase of the residential villa units erected under the Project. Accordingly, the Company is promoted by the Owners and the Collaborator as a Special Purpose Vehicle for the purpose of developing the Project at the Land Parcels. The terms and conditions shall also be determined as per the Shareholders Agreement to be executed between the parties ("Shareholders Agreement").

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Pamka J

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08 MAR 2022

- (I) After execution of the Collaboration Agreement, the Company shall engage and hire project management consultant, if required, to supervise, control and monitor the construction and development of the Project. The Company shall further hire and engage different vendors and contractors for execution of the Project from time to time.
- (J) The parties wish to enter into this Agreement to supervise, manage and control the construction and development in respect of the Project.

NOW THEREFORE, in consideration of the mutual promises, covenants and conditions hereinafter set forth, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by each Party, the Parties hereto mutually agree as follows –

1. **INTERPRETATION**

1.1 In this Agreement:

"Agreement" shall mean this Agreement together with its Annexures, if any;

"Board" means the board of directors of the Company for the time being and from time to time;

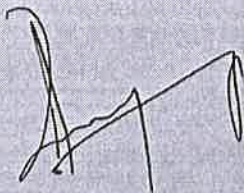
"Business Plan" means the detailed business plan which shall be drawn up for the development, operation and maintenance of the Project and including the allocation of the responsibilities between the parties and the Company;

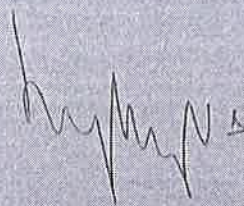
"Director" means a director of the Company, and **"Directors"** shall be construed accordingly;

"Effective Date" means the date on which this Agreement becomes binding on the Parties in its entirety, being the date first written hereinabove.

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Pankaj

Abby



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"Entity" means any person, corporation, partnership (general or limited), limited liability company, joint venture, association, joint stock company, trust or other business entity or organisation;

"Land Cost" shall mean Rupees Fifteen Crores and Twenty Four Lakhs to be paid to the Owners by the Company for the transfer of development rights in the Land Parcel and the said figure has been arrived at by thorough evaluation and mutual agreement of the Parties;

"Project" has the same meaning as ascribed to it in Recital Error! Reference source not found. hereinabove;

"Project Approvals" shall mean all the statutory/regulatory approvals, permissions, consents, validations, confirmations, licenses and other authorisations required to be obtained by the Company either severally or jointly, for the Project to be implemented as intended under this Agreement.

"Project Cost"/ "Construction Cost" shall mean the cost incurred by the Company for the design, development and construction of the Project, being the aggregate of the following amounts –

- (a) Site development, such as measuring, demarcating, cleaning, cutting, filling and levelling of the land and its complete landscaping
- (b) Laying of road network, electrical network, telecommunication network.
- (c) Laying of sewerage, drainage and water supply lines
- (d) Electrification
- (e) Government fees, levies, charges, if any
- (f) Construction costs
- (g) Cost incurred for the purpose of obtaining the Land Approvals and Project Approvals, Environmental Clearance, Plinth Checking and Completion Certificates, PMC or other departmental NOCs, NA permissions etc.
- (h) TDR cost and cost incurred in its sanction and related NOCs

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08 MAR 2022

- (i) Architect fees, RCC, Electrical, Sanitation, Environmental and other project consultant fees
- (j) Any other work incidental to above or specifically referred to as such in this Agreement or such other cost(s) that may be required for completion of the Project.

"Land Parcels" means aggregate of the First Land Parcel & the Second Land Parcel;

"Sanctioned Plan" means the Map or the Layout as sanctioned by the appropriate authority for constructing the residential cum Commercial Project on the Land parcels;

"Villa" means each separate residential unit/villa comprising in the Project and Units shall also be construed accordingly.

1.2 In this Agreement, a reference to:

1.2.1 a statutory provision includes a reference to:

- (a) the statutory provision as modified or re-enacted or both from time to time (whether before or after the date of this Agreement); and
- (b) any subordinate legislation made under the statutory provision (whether before or after the date of this Agreement);

1.2.2 person includes a reference to any body corporate, unincorporated association or partnership;

1.2.3 a person includes a reference to the person's legal personal representatives or successors; and

1.2.4 a Clause or Annex, unless the context otherwise requires, is a reference to a Clause of or Annexure to this Agreement.

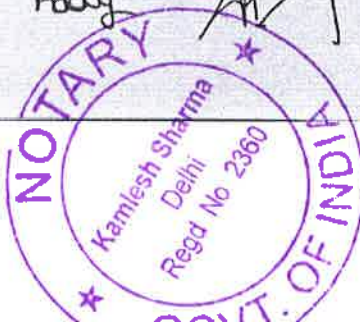
1.3 The Annexures form part of this Agreement and shall have the same force and effect as if set out in the body of this Agreement and references to this Agreement include the Annexures.

1.4 The headings in this Agreement shall not affect the interpretation of this Agreement.

Pamkaj

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Addy



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08 MAR 2022

2 APPOINTMENT OF PMC AND OTHER CONSULTANTS /VENDORS

- 2.1 Post execution of this Agreement, the Company shall be entitled to appoint project management consultants, architects, EPC contractors, MEP contractors, environment consultant, B&Q consultant or any other vendor or third party contractors and consultants, as the Company deem fit, for execution of the Project in accordance with the Business Plan requirements.
- 2.2 The Company and its agents/assigns/contractors/vendors shall have unfettered rights to enter and access the Land Parcels for executing the Project without limitation.
- 2.3 Pursuant to the completion of the Project strictly in accordance with the Sanctioned Plan and Business Plan, the Company shall have the right to identify customers for occupying the built up units/Villas within the Project and shall have the right to sell the units/Villas in the Project or part thereof, subject to execution and registration of the relevant documentation. Upon identification of the customers for sale of the units, the Company will be entitled to receive the sale consideration and receive the necessary advances, deposits, etc. attendant to the said sale / lease(s). The Company shall have unfettered right to enter into any negotiation or transaction for the sale, lease or transfer of built up units within the Project or bind the parties in any such transaction. The Company shall be entitled in its own right to enter into agreements on what is popularly called ownership basis or otherwise and/or arrangements with any person or persons for the purpose of selling, allotting, and/or transferring any of the Villas/shops/ premises/garages/units of/on the Land Parcels in accordance with the terms and conditions laid down by the competent authorities and as per the Sanctioned Plans and to receive and appropriate the consideration payable in respect thereof and/or any part thereof. The Owners provide their unconditional and unequivocal consent and agreement for such transfer of ownership rights in favour of unit/Villa purchasers and they further agree to be a signatory in all the said transfers in favour of Villa/unit purchasers either through themselves or through their authorized persons.

Rmkaj होती



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08 MAR 2022

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3. PROJECT IMPLEMENTATION

- 3.1 The Company shall prepare a detailed Business Plan mutually agreed by the Parties strictly in compliance with the Sanctioned Plan and to be incorporated in the Shareholders' Agreement. The Business Plan would include, amongst others, matters such as timeframe and milestones for completion of the Project, layout and architectural plans, funding requirements, Project Cost etc. subject to Sanctioned Plan.
- 3.2 The Company shall be entitled to entrust the construction, modifications, further development and provision of various facilities on the Land Parcels and existing construction, if any, constituting the Project thereby creating the necessary infrastructure in the Project for the built-up residential units therein through one or several contractors on such terms and conditions as the Company may determine. The Company shall be entitled to create and erect necessary construction for development of the Project including temporary shelters etc. for the workmen and other personnel involved.
- 3.3 Upon completion of the Project, the Company may provide services relating to maintenance of common areas and facilities and other services such as security services etc. directly, or through a nominee, to the association or society formed by the transferees of the built-up residential units within the Project. The charges towards the maintenance of common areas and facilities and house keeping charges shall be paid by the Villa purchasers or the association or society formed by the transferees of the built-up residential units directly to the Company or its nominee under a separate clause in the Villa booking agreement executed by the Company in favour of the Villa purchasers or transferees of the built-up residential units. The Company shall not, under any circumstances, be liable to bear the cost and expenses of maintenance of common areas and facilities pertaining to the buildings in which possessions have been handed over by the Company to the Villa purchasers and the Parties hereby expressly agree and undertake not to raise any claim on the Company in this regard.

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4. FUNDING OF THE PROJECT

The funding for the Project shall be provided to the Company in accordance with the agreed Business Plan by the Collaborator. The Collaborator shall ensure that the Project is adequately financed at all times in order to complete the Project within the time schedules as set out in its Business Plan and the Collaborator clearly agrees that the responsibility of the Company to finance the Project enlisted in the Consortium Agreement is and will be borne exclusively by the Collaborator. The Owners shall have no liability whatsoever in terms of financial contribution w.r.t. the execution of or completion of or any matter arising out of the Project and in the event, the Owners becomes liable for any financial expenses or contribution of any kind w.r.t. the Project, the same shall be forthwith reimbursed by the Company within 7 days of raising such request along with receipts thereof.

5. OBLIGATIONS

Company shall have the following obligations in terms of the Agreement:

- 5.1 To procure and obtain and maintain all requisite Land Approvals and Project Approvals in its name from the appropriate authorities for the development of the Land Parcels into the Project. However, in the event any approval or license is required in the name of the Owners, the Owner shall take such approvals in their names and assign the said approvals/licenses forthwith in favour of the Company without additional compensation except for the statutory fees and expenses which the Owners would have incurred w.r.t. such license/approval.
- 5.2 The Company shall appoint contractors, architects, vendors, suppliers or any third party as required for carrying out the development work on the Land Parcels for execution of the Project and to check, time to time, the quality and quantity of materials used.
- 5.3 To use its best endeavours to complete the Project as per accepted Indian standards and in accordance with the timelines set out in the Business Plan;

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- 5.4 To provide all the services diligently and professionally and at all times in accordance with the provisions of law for the time being in force.
- 5.5 To comply with all applicable laws and regulations or orders and directives of any competent authority including without limitation applicable labour and other laws and regulations governing its employees, contractors, sub-contractors and any persons employed or engaged by the Company.
- 5.6 To effect adequate public liability, workmen compensation, personal accident and other insurance cover with a reputable insurance company in respect of all employees, contractors, sub-contractors and all persons involved in the construction and completion of the Project, as required.
- 5.7 At all times to maintain the Land Parcels being the site for the Project in a clean and orderly condition.
- 5.8 Upon the successful completion of the Project as per the Business Plan, to obtain the necessary certificate/s of completion/allotment from the appropriate authorities.
- 5.9 To carry out the sale and marketing of the saleable areas within the Project to interested customers. The Company may hire consultants/agents for full potential to fetch the best market price and customers and for this purpose shall be entitled to issue advertisements, publicity, brochures etc and take all necessary steps incidental thereto.
- 5.10 The Company shall deploy persons/agents/vendors for executing the Project and the said employees/vendors/third parties shall be entering into direct contracts with it and the Owners and the Collaborator shall have no liability in respect of the said third parties/vendors and/or employees in any manner whatsoever.
- 5.11 The maps or any amendment thereof shall be prepared only by the Architects duly appointed by the Company as per statutory requirements and in the event the Owners require plans/maps for any approval related to the Project, they shall be provided with only such plans/maps as prepared by the Company through their Architects.

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5.12 The Company shall be entitled to put up fencing around the Land Parcels or any portion or portions thereof and shall start construction/ development of the Project on the Land Parcels after execution of the Agreement. The Company may also make arrangements for guarding the Land Parcels and preventing any encumbrance or encroachment by trespassers or unauthorized persons upon the Land Parcels or any part or portions thereof. All costs, charges and expenses in respect of the above shall be borne by the Company.

5.13 As from the date of execution hereof, the Company shall be solely entitled to deal with and/or negotiate with the unauthorized occupants and/or trespassers on the Land Parcels and to take any proceedings against them and/or to arrive at any arrangement or agreement with them at the costs, charges and expenses as deemed fit. The Owners shall empower and authorize the Company and/or his nominees under the Power of Attorney to be executed as aforesaid to effectively deal and/or negotiate with the trespassers or unauthorized occupants and to receive the possession of the respective area occupied by such trespassers or unauthorized occupants.

6. OBLIGATIONS OF THE OWNERS & THE COLLABORATOR

The Owners & the Collaborator shall have the following obligations under this Agreement:

OWNERS:

6.1 Owners declare that they are the absolute owners of the Land Parcels and are in peaceful possession of the same and that the Land Parcels are free from any kind of encumbrance or mortgage or interest or lien of any kind whatsoever, and there shall be no claim or interest whatsoever either from the family members of the Owners or their legal heirs.

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- 6.2 The Owners do hereby agree to nominate, constitute and appoint the Company to develop/sell/transfer the Villas/Units/Plots as per the Sanctioned Plan or plans/specifications to be approved and/or sanctioned by the competent authorities of the state of Uttar Pradesh or any authority.
- 6.3 The Owners hereby grant exclusive right of development and construction of the Project on the Land Parcels to the SPV and its agents on what is known as "as is where is basis". Further, it is clearly agreed between the Parties that by no stretch of imagination, this present Agreement shall be construed as conveyance of the Land Parcel in favour of the Company and even at the risk of repetition, it is clarified that this is a Collaboration Agreement whereby development right is being transferred to the Company.
- 6.4 The Owners desire, consent and confirm that they agree to sell/transfer the units/Villas or any place developed in the said Project in accordance with the Sanctioned Plan, Business Plan, this Agreement and the Shareholder Agreement; and accordingly, will divest and transfer the ownership pertaining to the said unit/Villa to Villa /unit buyers in the Project in accordance with the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 or any other applicable enactment thereof and shall provide all required assistance to the Company or the Collaborator for such transfer including transfer of registration in favour of such buyers.
- 6.5 The Company shall submit plans for sanctioning of sale of the Project or part thereof including Villas/units to the Competent Authorities for due approval. The Owners hereby authorise the Company to sign and execute applications, writings, layout, sub-division, building plans and other assurances and submit the same to the concerned authorities and to obtain commencement certificate etc. for the purpose of and for the development of the Land Parcels/Project and also to appoint the Architect for the same.

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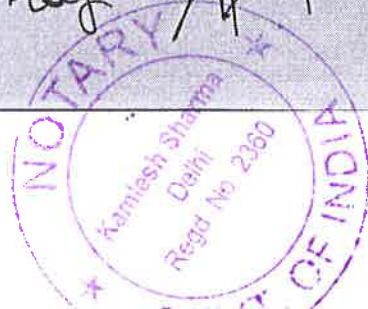
- 6.6 After the execution of the Agreement, if so required, the Owners shall execute a Power of Attorney or any other document, in favour of the Company or any other person nominated by the Company to approach all public/ local/ competent authorities and to submit and obtain sanction of the maps/plans on the Land Parcels/Project or any portion thereof from the concerned authorities. The Owners shall also execute irrevocable Power of Attorney(ies) in favour of the Company or its nominee, agent or any other person so referred to by the Company for the purposes of fulfilment of the obligations under the Agreement as required from time to time.
- 6.7 The Owner shall pay and discharge all assessments, levies, fines, outgoings, taxes, etc. payable in respect of the Land Parcels up to the date the possession of the Land Parcels till execution of this Agreement. Thereafter, the same shall be paid and borne by the Company till the time the Villas/units are transferred to the buyer and thereafter, such taxes /levies/fines etc. shall be borne and paid by the respective buyer/party/ person alone. Also, all taxes including property taxes, municipal taxes etc. shall be borne by the Company from the date of execution of this Agreement till the time the ownership in the Land Parcels is diverted as per the provisions of the applicable law. If any notice or requisition of the Municipal Corporation or other public body is issued in respect of the Land Parcels after the date of execution of this Agreement, the Company shall comply with the same at its costs and expenses as per this Clause.
- 6.8 The Owners hereby declare that at present no notice or requisition has been served by the Government or any authority for requisition or acquisition or set-back in respect of the Land Parcels or any part thereof and that so far as they are aware no such requisition or acquisition or set-back is contemplated. Provided always that if the Owners have concealed any such notice issued, inter alia, under any of the acts as aforesaid, the non-defaulting parties and the Collaborator shall be entitled to make good and comply with such requisitions /orders on behalf of the defaulting party and will further be entitled to deduct amount so paid or spent w.r.t. such rectification from the due payment of such defaulting party or in case no amount due, then the said defaulting party shall be liable to pay such amount or compensation whatsoever within 7 days of receipt thereof

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COLLABORATOR:

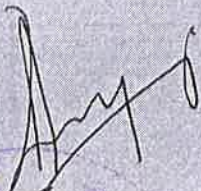
- 6.9 Collaborator shall ensure that the Project is always adequately financed and there shall never be any shortage of funds, which may be required for successful execution of the Project.
- 6.10 After execution of this Agreement, the Collaborator shall infuse funds into the Company/SPV by way of unsecured interest free loan for commencing, the execution and the Completion of the Project.
- 6.11 It shall be the sole responsibility of the Company to complete the Project after the execution of this Agreement. Subject to the fact that Owners are not under any obligation to infuse any fund/finance in the Project in any form except for transferring the development rights in the Land Parcel to the Company, the Owner and the Collaborator shall co-operate with the Company for proper execution of the Project.
- 6.12 In all circumstances, the Company shall complete the Project, which means and include selling of all Villas/ Units to the Purchasers by October 30, 2024. In no circumstance except for reasons directly attributable to natural calamity or national emergencies, the completion of the Project, which means and include selling of all Villas/ Units to the Purchasers, shall be delayed than March 31st, 2025.

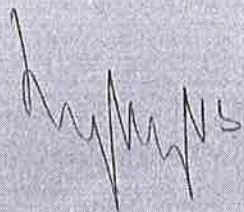
7. THE OWNERS DECLARE THAT:

- 7.1 The Owners are the absolute owners of the Land Parcels and that the Land Parcels are vacant and without any kind of encroachment. The Land Parcels are equivalent to freehold and is not held under any agreement or otherwise.
- 7.2 That neither the Owners nor his/their predecessors-in-title nor any body claiming from/or under them or any of them have or have granted any right of way or easement or other rights to any person over the Land Parcels.

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- 7.3 Subject to the competent authorities granting permission and/or sanction under the provisions of the concerned laws, the Owners have good right, full power and absolute authority to grant exclusive rights to develop the Land Parcels into the Project and give such rights to the Company and the Company shall be entitled to develop the Land Parcels subject to the terms and conditions herein contained.
- 7.4 They have not created prior to the date hereof nor shall they create hereafter any right or encumbrance of any nature whatsoever in respect of the Land Parcels or any part thereof.
- 7.5 On execution hereof, the Owners shall deposit all the title deeds relating to the Land Parcels or latest Khasra Katauni/jamabandi of the Land Parcels or any other document as required by the Company or their advisers for examining the title, encumbrance or defect thereof including for the purposes of the Project.
- 7.6 The Owners shall further hand over to the Company or any concerned person all the relevant documents/deeds and approvals/permissions for the development of the Project on the Land Parcels which are in their possession or shall be in their names.
- 7.7 It is agreed and understood that the Owners or their family members shall not in any way obstruct the Project or development work to be carried out by the Company and shall not do any act, matter or thing whereby the Company will be prevented from carrying out the Company work envisaged under this Agreement.
- 7.8 The Owners declare that the Land Parcels in question is an ancestral property. However, the Owners confirm and declare that there is no minor interested in the Land Parcels and hence the question of obtaining the sanction from the competent Court relating to minor's interest in the property does not arise or in case, it arises, the Owners shall take due permission from the competent Court in this regard.
- 7.9 The Owners hereby declare that they have not entered into with any person or persons Agreement to Sale or Lease or created any third party rights or any encumbrance of any kind in favour of any person or persons in respect of the Land Parcels.

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8. MUTUAL RIGHTS AND OBLIGATIONS

- 8.1 The Company shall be treated as the owner of the Villas, buildings and furniture, fixtures, equipment or anything's related to the Project, except for Land Parcels rights and ownership, etc. which shall be installed in the buildings/units/Villas as a part of the Project.
- 8.2 The Company shall have the exclusive rights to sell, let, sub-let, mortgage or allow use of all or any part of the facilities in the Project or any Unit on such terms and conditions as the Company may deem fit or impose.
- 8.3 The Company shall be entitled, in its absolute discretion, to refuse to sell or lease any Unit to any person.
- 8.4 The Company shall be entitled to all or any consideration received or receivable from any person on the sale of any Unit/Villa within the Project including sale proceeds, premium, advance or deposit and the common areas attendant thereto within the Project and Owners and the Collaborator shall not under any circumstances have any lien, interest or right thereon, except as provided under this Agreement or the Shareholder Agreement.
- 8.5 If the development of the Project or eventual sale of the units/Villas is being hindered or being not completed due to any default on the part of any Party, the Company/Owner/Collaborator shall be entitled to specific performance of this Agreement for due performance of the Agreement along with the liquidated damages as agreed for in the Agreement.

Utilization of the Sale Proceeds/proceeds received by the Company

- 8.6 The utilization of the sale proceeds and all proceeds received by the Company shall be as under:
- (a) All the proceeds, which Company receive out of this Project, shall be first utilized towards meeting the Project Cost/Construction Cost.

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- (b) Once the Project Cost/ Construction Cost has been realized by the Company, the proceeds of the Company shall be utilized towards the payment of the Land Cost to the Owners and repayment of unsecured loan to the Collaborator in the proportion of 80:20 respectively.

9. **BINDING AGREEMENT AND IRREVOCABLE**

This a binding Agreement on all the parties and any breach of the same shall entitle other parties to claim damages and compensation. Observing the nature of the Agreement and the amount of efforts and hard work put in by the Parties pursuant to this Agreement, it has been unequivocally confirmed, consented and agreed by the Parties that if any party breaches any provision of the Agreement, or stop co-operating to fulfil the purposes of this Agreement or any other agreement related to or arising out of the Project, the said Party shall be liable to pay other non-defaulting parties a sum of Rs. 25,000/- as pre-estimated liquidated damages for each day of such delay/non-cooperation/breach on his part subject to any non-defaulting party issuing him a default notice in writing. This liability of payment of liquidated damages is a pre-determined estimated losses incurred by the parties keeping in consideration the huge amount of investment put in for development of the Project and the amount of hard work/efforts/approvals and public interest involved in the said Project, and therefore, all the Parties agree that this liquidated damages is very reasonable and indeed the actual losses shall be much higher and therefore, no party shall ever dispute the liability to pay for such liquidated damages.

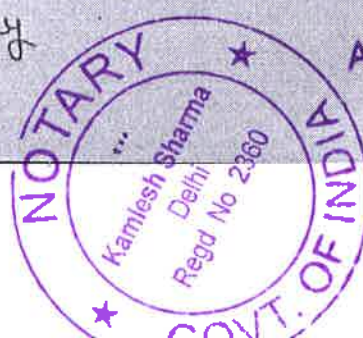
10. **CONSIDERATION**

- 10.1 The profit derived out of the Project after deducting all expenses including Project Cost/Construction Cost and Land Cost and repayment of unsecured loan of the Collaborator and taxes, shall be shared equally between the Owners and Collaborators.

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11. TERM AND TERMINATION

- 11.1 This Agreement shall be valid from the date of its execution and remain co-terminus and co-existent with the Shareholders Agreement. This Agreement shall automatically terminate upon the expiry or termination of the SHA without any further requirement on the Parties to give notice of termination.
- 11.2 Further, in the event the Company is unable to complete the Project in accordance with Clause 6.12 of this Agreement, the Owner shall have unequivocal and unqualified and unconditional right to terminate this Agreement and other agreements, which may have been entered into between the parties pursuant to this Agreement.
- 11.3 In all other circumstances, this Agreement cannot be terminated.
- 11.4 In case of termination of this Agreement by the Owners in accordance with Clause 11.2, the Owner shall be entitled to recover the Land Cost, which is Rupees Fifteen Crores Twenty Four Lakhs, from the Project and the Collaborator shall be entitled to recover their unsecured loan, which the Collaborator has given to the Company. Balance Villas/Units shall be shared equally between the Parties.

12. INDEMNITY

The parties shall indemnify and save harmless the other non-defaulting parties against and from all costs, claims, damages, expenses, demands, liabilities, causes of action and proceedings of whatsoever nature and howsoever arising from or contributed to by:

- i. Any breach, act or omission by him, their servants or agents, which results in any liability of others, or to the any third party/authority.
- ii. any claim, damage, loss or expense due to or resulting from any negligence or breach of performance or statutory duty on the part of him, their servants or agents.

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13. **GENERAL**

- 13.1 No variation of this Agreement shall be valid unless it is in writing and signed by or on behalf of each of the parties.
- 13.2 The failure to exercise or delay in exercising a right or remedy under this Agreement shall not constitute a waiver of the right or remedy or a waiver of any other rights or remedies, and no single or partial exercise of any right or remedy under this Agreement shall prevent any further exercise of the right or remedy or the exercise of any other right or remedy.
- 13.3 The rights and remedies contained in this Agreement are cumulative and not exclusive of any rights or remedies provided by law.
- 13.4 All out - of - pocket expenses of and incidental to this Agreement or any agreement arising out of Project including the expenses for documentation/approvals/permissions including stamp duty and registration charges shall be borne and paid by the Company alone.

14. **ASSIGNMENT**

- 14.1 No party shall assign, transfer or create any trust in respect of, or purport to assign, transfer or create any trust in respect of any of its rights or obligations under this Agreement.

15. **NOTICES**

- 15.1 Any notice or other communication under or in connection with this Agreement shall be in writing and shall be delivered personally or sent by registered post under certificate of posting, (and air mail if overseas) or by fax or by secure electronic mail, to the Parties due to receive the notice at its address and at its fax numbers set out in the beginning of the Agreement and their official e-mail IDs which they use for general communication.

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15.2 In the absence of evidence of earlier receipt, any notice or other communication shall be deemed to have been duly given:

- (i) if delivered personally, when left at the address referred to in Clause 15.1 above;
- (ii) if sent by mail other than air mail, forty-eight (48) hours after posting it;
- (iii) if sent by air mail, six (6) days after posting it;
- (iv) if sent by fax, when confirmation of its transmission has been recorded on the sender's fax machine; and
- (v) if sent by electronic mode, after 24 hours of sending such mail/communication.

16. GOVERNING LAW, JURISDICTION AND DISPUTE RESOLUTION

16.1 This Agreement is governed by, and shall be construed in accordance with Indian laws.

16.2 If any dispute arises out of or in connection with this Agreement, either party may refer the matter in question to other party with written notice of dispute to be resolved mutually. In the event the said dispute is not resolved through mutual discussions within 30 days of such written reference, the said dispute shall be referred to arbitration by giving written notice thereof to the other party ("Arbitration Notice"), to be finally resolved in accordance with the provisions of the Arbitration and Conciliation Act, 1996 for the time being in force, which provisions shall be deemed to have been incorporated in this Clause 16 by reference.

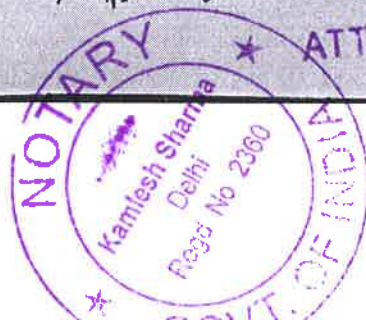
16.3 The arbitration, which shall be conducted in Ghaziabad, Uttar Pradesh, India, shall be conducted by one (1) arbitrator mutually appointed by the Parties and shall be conducted in the English language. The seat of the Arbitration will be Ghaziabad.

16.4 In the event the parties fail to agree on mutual arbitrator within 15 days of Arbitration Notice, the matter shall be decided in accordance with the Arbitration Act.

16.5 Any decision rendered by the tribunal shall be fully and finally binding on the Parties. Each Party shall bear its own costs in respect of the arbitration, except that the fees and other amounts due to the arbitrators shall be borne equally by the Parties.

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17. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original, but all the counterparts together shall constitute one and the same instrument.

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(First Party)

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(Third Party)

[Signature]
(Collaborator)

[Signature]

WITNESS No. 1

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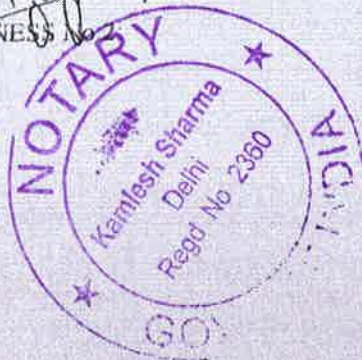
(Second Party)

[Signature]
(Fourth Party)

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(Authorised Signatory of the Company)

[Signature]
WITNESS No. 2



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ANNEXURE A
FIRST LAND PARCEL

Khasra no. 1313 is located in village Noor Nagar falling under Ghaziabad tehsil in the state of Uttar Pradesh. The plot is facing towards North-West direction.

ANNEXURE B
SECOND LAND PARCEL

Khasra no. 1312 is located in village Noor Nagar falling under Ghaziabad tehsil in the state of Uttar Pradesh. The plot is facing towards North-west direction.



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उत्तर प्रदेश UTTAR PRADESH

BR 623255

CONSORTIUM AGREEMENT

THIS CONSORTIUM AGREEMENT is entered into on this 4th day of December, 2020 at Ghaziabad, Uttar Pradesh, India

BY AND BETWEEN

Vaikuntam Buildcon Pvt Ltd., a company incorporated under the Companies Act 2013 having its registered office at Survey No. 920, Near A.K. Children Academy, Morti, Ghaziabad, Uttar Pradesh-201001, India through its Director Mr. Pankaj Tyagi S/o Mr. Yogendra Tyagi R/o Morti, Ator Nr. Gola, Ghaziabad, Uttar Pradesh - 201003 duly authorized vide Board Resolution Dated 21.11.2020 (hereinafter referred to as "the Lead Member") which term unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in interest and permitted assigns; PAN - AAHCV6701B,

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 ऑक्टोबर 2020 से 11-8-21 तक
 नवीनीकरण काजियाबाद

भाजीदारी विलेख

वही सं: 4

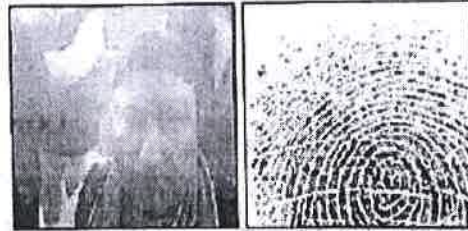
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वर्ष: 2020

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श्री पं.कुं. वि. लि. प्रा. लि. मोरटी गाजियाबाद
 पं.कुं. वि. लि. प्रा. लि. मोरटी गाजियाबाद
 पुत्र श्री योगेंद्र त्यागी
 व्यवसाय: अन्य
 निवासी: मोरटी, अटोर नगला गाजियाबाद

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श्री, पं.कुं. वि. लि. प्रा. लि. मोरटी गाजियाबाद द्वारा

पं.कुं. वि. लि. प्रा. लि. मोरटी गाजियाबाद
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
 04/12/2020 एवं 12:01:36 PM बजे
 निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा नवीनकुमार एस०
 उप निबंधक सदर द्वितीय
 गाजियाबाद
 04/12/2020

विनीत कुमार
 निबंधक लिपिक



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Mr. Pankaj Tyagi S/o Mr. Yogendra Tyagi an Indian inhabitant residing at Morti, Ator Nagla, Ghaziabad, Uttar Pradesh - 201003 (hereinafter called "the Second Member") which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;
Aadhar Card No. 5743 6960 9672

AND

Mr. Aditya Tyagi S/o Mr. Yogendra Tyagi, an Indian inhabitant residing at Morti, Ator Nagla, Ghaziabad, Uttar Pradesh - 201003 (hereinafter called "the Third Member") which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;
Aadhar Card No. 2229 9815 4711

AND

Mrs. Santosh Tyagi W/o Mr. Yogendra Tyagi, an Indian inhabitant residing at Morti, Ator Nagla, Ghaziabad, Uttar Pradesh - 201003, (hereinafter called "the Fourth Member") which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;
Voter I Card No. J11X6142343

AND

Mr. Alok Tyagi S/o Mr. Bham Dutt Tyagi, an Indian inhabitant residing at E-7/10A Vasant Vihar, New Delhi-110057 (hereinafter called "the Fifth Member") which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators; Aadhar Card No. 6359 7206 8665

Pankaj Pankaj Aditya Santosh



VINOD KUMAR TYAGI

Handwritten signature and initials.



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NOTARY DELHI.

08 MAR 2022

आवेदन सं०: 2020/873988547H

वही सं०: 4

रजिस्ट्रेशन सं०: 1228

वर्ष: 2020

निष्पादन लेखपत्र वाट सुनने व समझने मजमुन व प्राप्त धनराशि रु धत्ते खानुसार उक्त भागीदारः।

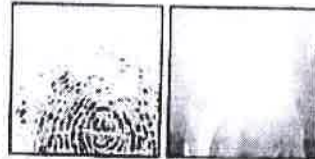
श्री वींकटम बिल्डिंग्स प्राइवेट लिमिटेड के द्वारा पंकज त्यागी, पुत्र श्री योगेंद्र त्यागी

निवासी: मोरटी, अटोर नगला गाजियाबाद

व्यवसाय: अन्य

Pankaj

भागीदार: 2



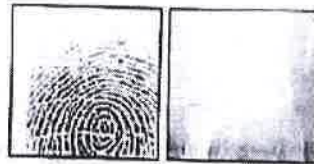
श्री पंकज त्यागी, पुत्र श्री योगेंद्र त्यागी

निवासी: मोरटी, अटोर नगला गाजियाबाद

व्यवसाय: अन्य

Pankaj

भागीदार: 3



श्री आदित्य त्यागी, पुत्र श्री योगेंद्र त्यागी

निवासी: मोरटी, अटोर नगला गाजियाबाद

व्यवसाय: अन्य

Addy

भागीदार: 4



श्रीमती सन्तोष, पत्नी श्री योगेंद्र त्यागी

निवासी: मोरटी, अटोर नगला गाजियाबाद

व्यवसाय: गृहिणी

Santosh

भागीदार: 5



श्री आलोक त्यागी, पुत्र श्री योगेंद्र त्यागी

निवासी: ई-7/10 पंचसतपि, न्यू दिल्ली



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AND

Mr. Vishal Tyagi, an Indian inhabitant residing at B-177, Gama-I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh-201308, Delhi (hereinafter called "the Sixth Member") which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;
Aadhar Card No. 3379 6808 8276

The Lead Member and all the other members shall be collectively referred to as "Consortium Members" for the purpose and objects outlined in this Consortium Agreement.

Whereas all the Consortium Members are desirous of forming a Consortium with a desire and aim to develop and construct residential cum commercial Villa Project by the style and name of "Villa Vaikuntam Project" in Ghaziabad and all the Consortium Members have also agreed with complete clarity to appoint "Vaikuntam Buildcon Pvt Ltd" as the Lead Member, which shall make all requisite expenditure in respect of the aforesaid object of developing the Project and shall be responsible for allotting the property/units/flats/villa and shall also be entitled to receive payment thereof. In addition to the foregoing, the Lead Member is under the obligation to carry out all other work and activity related to the said Project.

NOW THEREFORE, in consideration of the mutual promises, covenants and conditions hereinafter set forth, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by each member, the Consortium Members hereto mutually agree as follows:-

Pankaj Pankaj Addy Pankaj

[Handwritten signature]

VINOD KUMAR TYAGI



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08 MAR 2022

भागीदार: 6

श्री विशाल त्यागी, पुत्र श्री नान चंद त्यागी

निवासी: बी-177, गामा-1 गेट नोएडा गौतमबुद्ध नगर

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री अभिषेक त्यागी, पुत्र श्री आनोक त्यागी

निवासी: ई-7/10 ए यशंत विहार ई प्रॉप कसुम पुर
यसत विहार-1 साउथ वेस्ट दिल्ली-57

व्यवसाय: अन्य

पहचानकर्ता: 2

Abhishek



श्री अनमोल त्यागी, पुत्र श्री संदीप त्यागी

निवासी: 870 नंबर सेंट्रल पार्क सेक्टर-8 राज नगर
गाजियाबाद

व्यवसाय: अन्य

ने की। प्रत्यक्ष भद्र साक्षी के निहान भण्ड
नियमानुसार लिए गए हैं।
टिप्पणी: 1



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा नरिन कुमार एस0
उप निबंधक: सदर द्वितीय
गाजियाबाद

विनीत कुमार
नियंधक लिपिक



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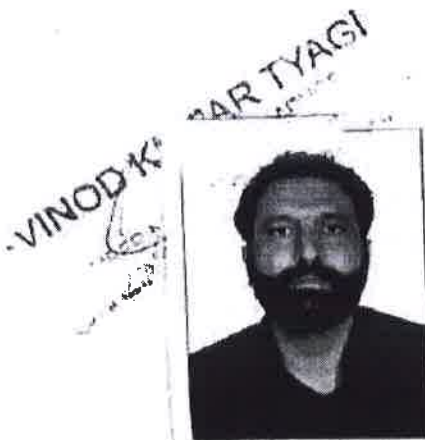
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08 MAR 2022

1. This Consortium shall come into existence, full force and effect from 11th November, 2020. It is agreed between the Consortium Members that principal place of business may only be changed after and in accordance with due approval and consent of all the Consortium Members. Until the completion of the Villa Vaikuntam Project, this Consortium shall continue to exist with full force and effect.
2. The Consortium Members have deliberated upon the issue of shareholding and have agreed that the shareholding shall be decided by them unanimously later on.
3. It is agreed between the Consortium Members that the Lead Member will be obligated to arrange finance for the Project in future and is burdened with the responsibility of implementing the Project successfully in its entirety. In addition, the Lead Member shall be required, if necessary, to raise loan from financial institution/Banks for proper implementation of the Project and it is the Lead Member, which shall be required to meet any shortfall in financing of the Project.

Pankaj Pankaj

अध्यक्ष स-सदस्य



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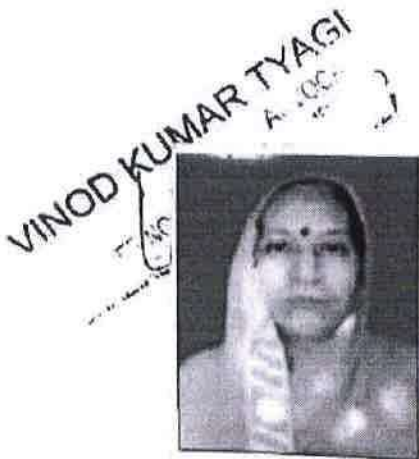
NOTARY DELH.

08 MAR 2022

4. The Consortium Members hereby authorize the Lead Member to make all necessary applications and furnish other documents to various authorities and government departments as may be required in respect of the said Project and for achieving the purpose and object of this Agreement. Further, the Lead Member for and on behalf of all the Consortium Members shall submit proposal and lay-out plan to the Ghaziabad Development Authority and Uttar Pradesh Real Estate Regulatory Authority for registration, sanction and approval pertaining to the said Project.
5. The Lead Member shall open the bank account in its name for and on behalf of the Consortium and the said Bank Account would be operated under the signature of the Lead Member. The closing of the accounts of the Consortium shall be on 31st March of each year.
6. No party shall assign, transfer or create any trust in respect of, or purport to assign, transfer or create any trust in respect of any of its rights, benefits or obligations under this Consortium Agreement.
7. In no event, it shall be construed that this Agreement provides for sharing of the profit and loss arising out of the efforts of any of the Member except for what is provided in this Agreement or any sub-contract pursuant hereto. Except for what is provided in this Consortium Agreement, no Member shall liable to each other.

Pamraj Pamraj Aditya सन्तोष

[Handwritten signature]
[Handwritten signature]



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08 MAR 2022

8. Any notice or other communication under or in connection with this Agreement shall be in writing and shall be delivered personally or sent by registered post under certificate of posting, (and air mail if overseas) or by fax or by secure electronic mail, to the Parties due to receive the notice at its address and at its fax numbers set out in the beginning of the Agreement and their official e-mail IDs which they use for general communication.
9. In the absence of evidence of earlier receipt, any notice or other communication shall be deemed to have been duly given:
- (i) if delivered personally, when left at the address referred to in Clause 8 above;
 - (ii) if sent by mail other than air mail, forty-eight (48) hours after posting it;
 - (iii) if sent by air mail, six (6) days after posting it;
 - (iv) if sent by fax, when confirmation of its transmission has been recorded on the sender's fax machine; and
 - (v) if sent by electronic mode, after 24 hours of sending such mail/communication.
10. Each Party (Receiving Party) agrees to keep this Agreement confidential and use the Confidential Information of the other Party (Disclosing Party) for no purpose other than the performance of this Agreement. However, a Party may disclose the other Party's Confidential Information to its (or its Affiliates') employees, representatives, agents, consultants or advisers to the extent their knowledge of the Disclosing Party's Confidential Information is necessary for the Receiving Party's performance of this Agreement (Permitted Recipients), provided that the Receiving Party shall procure that each Permitted Recipient complies with this Clause 10 and that the Receiving Party shall be liable for failure of any Permitted Recipient to comply with this Clause 10. Without limiting the foregoing, each Receiving Party shall use a degree of care no less onerous than what it takes for its own Confidential Information of a similar nature.

Permitraj Permitraj Aditya सन्तोष

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NOTARY DELHI.

08 MAR 2022



11. The obligations set out in Clause 10 do not apply to information:
- (i) that is already in the public domain or becomes available to the public other than through breach by the Receiving Party of this Clause 10; or
 - (ii) to the extent required to be disclosed by the Receiving Party pursuant to (or to comply with) any applicable law or regulation or government, regulatory or judicial order, provided the Receiving Party has, in the case of a government, regulatory or judicial order, promptly notified the Disclosing Party of the requirement to comply with such order and the Disclosing Party has failed to obtain before the time limit required to comply with such order a waiver from compliance with such order; or
 - (iii) that is lawfully acquired by the Receiving Party from an independent source without the obligation to maintain the confidentiality of such information; or
 - (iv) was lawfully known to the Receiving Party prior to or independent of its disclosure by the Disclosing Party pursuant to this Agreement; or
 - (v) was or is independently developed by the Receiving Party without breach of this Agreement.
12. A Party may not make any announcement, press release or other comment relating to this Agreement or any matter referred to in it without the prior written approval of the other Party.
13. The obligations set out in this Clause 10 shall survive the expiry or termination of this Agreement.

Pamteaj

Pamteaj

Aditya सन्तोष

Aditya
Santosh



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08 MAR 2022

14. This Agreement is governed by, and shall be construed in accordance with Indian laws and in the event of conflict between this Agreement and the law, the latter shall prevail.
15. The invalidity, illegality or unenforceability of any one or more provisions of this Agreement that is not fundamental to it shall not affect or limit the validity, legality or enforceability of the other provisions, and the Members hereto shall use their best endeavors to attain the objective of the invalid provisions by replacing it with a new legally acceptable provision which reflects as far as possible the original intentions of the Parties.
16. If any dispute arises out of or in connection with this Agreement regarding its existence, validity or termination, either party may refer the matter in question to other party with written notice of dispute to be resolved mutually. In the event the said dispute is not resolved through mutual discussions within 30 days of such written reference, the said dispute shall be referred to arbitration by giving written notice thereof to the other party ("Arbitration Notice"), to be finally resolved in accordance with the provisions of the Arbitration and Conciliation Act, 1996 for the time being in force, which provisions shall be deemed to have been incorporated in this Clause 16 by reference.
17. The arbitration, which shall be conducted in Ghaziabad, India, shall be conducted by one (1) arbitrator unanimously appointed by the Parties and shall be conducted in the English language. In the event the parties fail to agree on mutual arbitrator within 15 days of Arbitration Notice, the matter shall be decided in accordance with the Arbitration Act.

Pankaj Pankaj Addy 71-114

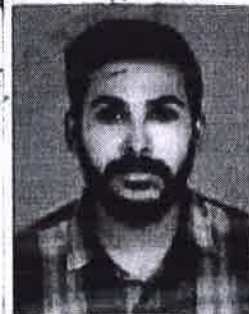
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VINOD KUMAR TYAGI
ADVOCATE
MEMBER NCTE
U-14272



VINOD KUMAR TYAGI
ADVOCATE



08 MAR 2022



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08 MAR 2022



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O राज के. टी. रंगाजी, ई-7/10 ए वसाव
विहार, ई-ब्लॉक, कुमुद पुर, दक्षिण पश्चिमी
दिल्ली, दिल्ली - 110057
Address: S/O Ch. B.D. Tyagi, E-7/10 A
VASANT VIHAR, E-BLOCK, Kumbh Pura,
South West Delhi, Delhi, 110057

6359 7206 8665

1897 help@uidai.gov.in www.uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O राज के. टी. रंगाजी, ई-7/10 ए वसाव
विहार, ई-ब्लॉक, कुमुद पुर, दक्षिण पश्चिमी
दिल्ली, दिल्ली - 201005
Address: S/O Rajendra Singh,
Ghadobad,
Uttar Pradesh - 201002

8743 6384 8872

मेरा आधर: मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: संदीप सतीश त्यागी, आ
B/70, सेंटर पार्क के पास, सेक्टर -
8, राज नगर, गाजियाबाद, उत्तर प्रदेश
201002
Address: S/O Sandeep Tyagi, B/70
Near Center Park, Sector - 8, Raj Nagar
Ghaziabad, Uttar Pradesh
201002

9091 2143 0456

1897 help@uidai.gov.in www.uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O अशोक त्यागी, ई-7/10 ए वसाव
विहार, ई-ब्लॉक, कुमुद पुर, दक्षिण पश्चिमी
दिल्ली, दिल्ली - 110057
Address: S/O Ashok Tyagi, E-7/10 A VASAVI
VIHAR, E-BLOCK, Kumbh Pura,
South West Delhi,
Delhi - 110057

पता: संदीप सतीश त्यागी, आ
B/70, सेंटर पार्क के पास, सेक्टर -
8, राज नगर, गाजियाबाद, उत्तर प्रदेश
201002
Address: S/O Sandeep Tyagi, B/70
Near Center Park, Sector - 8, Raj Nagar
Ghaziabad, Uttar Pradesh
201002

पता: संदीप सतीश त्यागी, आ
B/70, सेंटर पार्क के पास, सेक्टर -
8, राज नगर, गाजियाबाद, उत्तर प्रदेश
201002
Address: S/O Sandeep Tyagi, B/70
Near Center Park, Sector - 8, Raj Nagar
Ghaziabad, Uttar Pradesh
201002



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08 MAR 2022



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

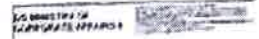
I hereby certify that **VAIKUNTAM BUILDCON PRIVATE LIMITED** is incorporated on this Sixteenth day of October Two thousand twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is **U45309UP2020PTC136370**.

The Permanent Account Number (PAN) of the company is **AAHCV6701B**.

The Tax Deduction and Collection Account Number (TAN) of the company is **MRTV05284G**.

Given under my hand at Manesar this Sixteenth day of October Two thousand twenty.



Digital Signature Certificate
SHIVARAJ C RANJERI
ASST. REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

VAIKUNTAM BUILDCON PRIVATE LIMITED
KIL. NO. 920, NEAR AK CHILDREN ACADEMY MORTI, GHAZIABAD,
Ghaziabad, Uttar Pradesh, India, 201001

* as issued by the Income Tax Department

Permitraj Permitraj Addy 21-11-19



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08 MAR 2022



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08 MAR 2022



18. Any decision rendered by the tribunal shall be fully and finally binding on the Parties. Each Party shall bear its own costs in respect of the arbitration, except that the fees and other amounts due to the arbitrators shall be borne equally by the Parties.
19. On the occurrence of any of the following events, this Consortium Agreement shall stand terminated:
- (a) Rejection of the proposal by the Government of Uttar Pradesh;
 - (b) Upon Completion of the Project;
 - (c) On unanimous consent of all the Consortium Members.

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the date first set forth above.

LEAD MEMBER 2nd MEMBER 3rd MEMBER 4th MEMBER 5th MEMBER 6th MEMBER

Pankaj Pankaj Addy सनीय

WITNESS No.1 Abhishek Tyagi S/o Mr. Alok Tyagi
R/o E-7/10A, Vasant Vihar, E Block,
Kusum Pur, Vasant Vihar-I,
South West Delhi, Delhi - 110057
Aadhar Card No. 4697 3518 9572

WITNESS No.2 Anmol Tyagi S/o Mr. Sandeep Tyagi
R/o R-8/70, Near Central Park, Sector-8,
Raj Nagar, Ghaziabad (U.P.)
Aadhar Card No. 9091 2143 0456

VINOD KUMAR TYAGI
ADVOCATE
MEMBER NO. 25, JHIL COMPOUND
GHAZIABAD MOB: 09891280627

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NOTARY DELH.

08 MAR 2022



आवेदन सं०: 202000739085478

वही संख्या 4 जिल्द संख्या 931 के पृष्ठ 327 से 350 तक
क्रमांक 3228 पर दिनांक 04/12/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Not

शर्मा नविनकुमार एस0

उप निबंधक ; सदर द्वितीय

गाजियाबाद

04/12/2020



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NOTARY DELH.

08 MAR 2022

Vaikuntam Buildcon Pvt. Ltd.

Survey no. 920, Raj Nagar Extension
Near A.K. Children Academy
Ghaziabad, Uttar Pradesh-201001

CIN:U45309UP2020PTC146370

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN A MEETING OF THE BOARD OF DIRECTORS (THE "BOARD") OF M/S VAIKUNTAM BUILDCON PRIVATE LIMITED (THE "COMPANY") ON SATURDAY NOVEMBER 21st, 2020 AT 11:00 A.M. AT THE PRINCIPAL PLACE OF BUSINESS OF THE COMPANY AT GHAZIABAD, UTTAR PRADESH - 201001 INDIA AND HAS BEEN DULY RECORDED IN THE MINUTES BOOK OF THE COMPANY

"RESOLVED THAT the Shareholder Agreement, Consortium Agreement and Collaboration Agreement be entered and signed by the Company for the development of land."

"RESOLVED FURTHER THAT Mr. PANKAJ TYAGI, director of the Company, be and are hereby authorized to sign all agreements, contracts documents, papers, etc. and to do all other necessary act in this regard to give effect to the above resolution."

"RESOLVED FURTHER THAT all the Directors and Shareholders are entering into the aforesaid agreements with the Company on arm length basis"

By Order and on behalf of the Board
For VAIKUNTAM BUILDCON PRIVATE LIMITED

For Vaikuntam Buildcon Pvt. Ltd.

Pankaj

Director

PANKAJ TYAGI
(Director)
DIN: 08921881

Place: New Delhi
Date: 21/11/2020

Pankaj Pankaj

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08 MAR 2022





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08 MAR 2022



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

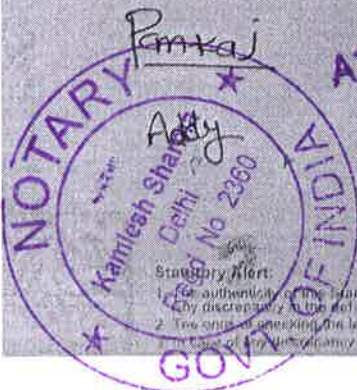


Certificate No.	: IN-UP75550952233293T
Certificate Issued Date	: 21-Dec-2021 03:36 PM
Account Reference	: NEWIMPACC (SV)/ up14085504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1408550441484752302206T
Purchased by	: Vaikuntam Buldcon Pvt Ltd
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: Vaikuntam Buldcon Pvt Ltd
Second Party	: Not Applicable
Stamp Duty Paid By	: Vaikuntam Buldcon Pvt Ltd
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

This Stamp paper forms an integral part of addendum Agreement.



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NOTARY DELH.

[Signature]

Pankaj

Statutory Alert:

1. For authenticity of the stamp certificate should be verified at www.e-stamp.delhi.gov.in or at any of the e-stamp Module App is IT & e-stamp.

2. The only way to check the legitimacy is to check the e-stamp certificate.

3. In case of any discrepancy please inform the e-stamp.

6 MAR 2022

ADDENDUM AGREEMENT

THIS ADDENDUM AGREEMENT is entered into on this the 21st day of December, 2021:

BY AND BETWEEN

Mr. Pankaj Tyagi, an Indian inhabitant residing at Morti, Ator Nagla, Ghaziabad, Uttar Pradesh - 201003 (hereinafter called "**the First Owner**") which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;

AND

Mr. Aditya Tyagi, an Indian inhabitant residing at Morti, Ator Nagla, Ghaziabad, Uttar Pradesh - 201003 (hereinafter called "**the Second Owner**") which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;

AND

Mr. Alok Tyagi, an Indian inhabitant residing at E-7/10A Vasant Vihar, New Delhi-110057, Delhi (hereinafter called "**the Fourth Owner**") which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;

AND

Mr. Vishal Tyagi, an Indian inhabitant residing at B-177, Gama-1, Greater Noida, Gautam Budh Nagar, Uttar Pradesh-201308 (hereinafter called "**the Collaborator**") which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, permitted assigns and administrators;

AND

Vaikuntam Buildcon Pvt Ltd., a company incorporated under the Companies Act 2013 having its registered office at Survey no. 920, Near A.K. Children Academy, Morti, Ghaziabad, Uttar Pradesh-201001, India (hereinafter referred to as "**Company/SPV**") which term unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in interest and permitted assigns);

(The First Owner, Second Owner and the Forth Owner shall collectively be referred to as Owners")

Pankaj

Aditya

[Signature]

[Signature]

Pankaj

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NOTARY DELH.



08 MAR 2022

WHEREAS

- (A) The Parties entered into a duly registered Consortium Agreement dated 4th December, 2020 for creation of the Villa Vaikuntam Project (The parties decided to amend the name from Villa Vaikuntam project to Vilasaa)
- (B) The Owners entered into a detailed Master Business Agreement dated 19th day of November 2020, whereby they agreed to enter into a detailed Collaboration Agreement with the Collaborator and the Company to transfer development rights to the Company and they also agreed to enter into detailed shareholding agreement with the Collaborator and the Company.
- (C) The Parties entered into a detailed Collaboration Agreement dated 22nd day of November 2020, whereby they transferred the development rights in the Land Parcels to the Company and they also agreed to enter into detailed shareholding agreement among themselves for regulating their affairs, obligations and rights in the Project and the Company.
- (D) The Parties came together to enter into this detailed shareholding agreement for regulating their affairs, obligations and rights in the Project and the Company and accordingly the Parties entered into a detailed Shareholders Agreement dated 24th day of November 2020.
- (E) Whereas Mrs. Santosh Tyagi, an Indian inhabitant residing at Morti, Ator Nagla, Ghaziabad, Uttar Pradesh – 201003, Delhi (hereinafter called "**the Third Owner**") was party to all the aforesaid agreements and she demised on 15th April 2021 due to Covid 19.

NOW IT IS HEREBY AGREED as follows:

- 1. The Fourth Owner, Collaborator and the Company are aware of the fact that the First Owner and Second Owner are the heirs of the Third Owner.
- 2. The First Owner and the Second Owner have agreed to undertake the respective responsibilities and obligations of the Third Owner, which Third Owner was required to perform in terms of the Consortium Agreement, Collaboration Agreement, Master Business Agreement and Shareholders Agreement.
- 3. The Fourth Owner, Collaborator and the Company agree and acknowledge that the First Owner and Second Owner will be entitled to share the benefits of

Pankaj

Addy

[Signature]

[Signature] NS

Pankaj

ATTESTED TRUE COPY



08 MAR 2022

the Third Owner, which would have accrued on the Third Owner in terms of the Consortium Agreement, Collaboration Agreement, Master Business Agreement and Shareholders Agreement.

4. For the sake of clarification, it is agreed between the Parties that all rights and obligations of the Third Owner enshrined in the Consortium Agreement, Collaboration Agreement, Master Business Agreement and Shareholders Agreement shall be shared equally by the First Owner and Second Owner.
5. This Addendum shall modify the understanding set out in the Consortium Agreement, Collaboration Agreement, Master Business Agreement and Shareholders Agreement only to the limited extent set out herein and all other terms of Consortium Agreement, Collaboration Agreement, Master Business Agreement and Shareholders Agreement shall continue to be binding and applicable on Parties.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED AND EXECUTED THIS AGREEMENT BY THEMSELVES OR THROUGH THEIR DULY AUTHORIZED REPRESENTATIVES ON THE DATE HEREOF.

Pamkaj
(First Owner)

Addy
(Second Owner)

(Collaborator)

[Signature]
(Fourth Owner)

For Vakuntam Buildcon Pvt. Ltd.

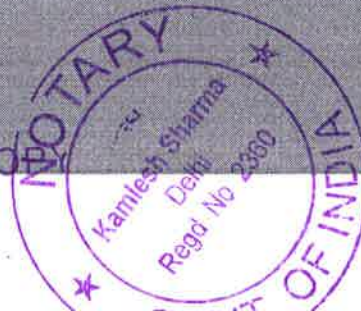
Pamkaj
(Authorised Signatory of the Company)
Authorised signatory

WITNESS No.1:

WITNESS No.2:

ATTESTED TRUE COPY

NOTARY DELHI



08 MAR 2022

NO OBJECTION CERTIFICATE BY PREETI TYAGI

TO WHOM SO EVER IT MAY CONCERN

I do hereby agree that I have no objection towards creation of any interest, right lien or encumbrance in the Khasra# 1313 Noor Nagar, Ghaziabad, Uttar Pradesh-201003 by Mr. Pankaj Tyagi and Mr. Aditya Tyagi in favor of anyone by entering into Consortium Agreement, Collaboration Agreement, Master Business Agreement, Shareholder Agreement or by any agreement or document.

I further express my willingness to enter into a similar arrangement with Vaikutam Buildcon Private Limited for the purpose and object enumerated in the Consortium Agreement, Collaboration Agreement, Master Business Agreement, Shareholding Agreement if I am required to do so.

I further state that I shall under no circumstance ever demand any claim or compensation from any third party, who are signatory to the above agreements for issuing this No Objection Certificate.

I further undertake to never question any right, title, interest or encumbrance created in the above Land Parcel by Mr. Pankaj Tyagi and Mr. Aditya Tyagi in terms of the present Addendum Agreement. I further state that I have no objection to the rights and obligations entrusted upon Mr. Pankaj Tyagi and Aditya Tyagi in terms of the present Addendum Agreement dated 21st December 2021.

I state that I have given my aforesaid No Objection out of my free will and without any kind of duress or coercion.

PREETI TYAGI
WIFE OF Vibhor Tyagi
PAN CARD NO. _____
Aadhar Card NO. _____

Riti Tyagi

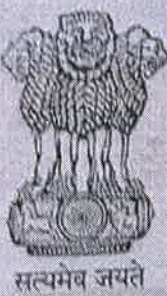
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08 MAR 2022

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NOTARY DELH.





INDIA NON JUDICIAL

SUMIT BANSAL
LICENCE NO. 351
TEHSIL, GHAZIABAD

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP29814420673457U
Certificate Issued Date : 24-Feb-2022 11:31 AM
Account Reference : NEWIMPACC (SV)/ up14070604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407060460391522449937U
Purchased by : PANKAJ TYAGI
Description of Document : Article 48 Power of Attorney
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : PANKAJ TYAGI
Second Party : Not Applicable
Stamp Duty Paid By : PANKAJ TYAGI
Stamp Duty Amount(Rs.) : 50
(Fifty only)



Please write or type below this line

Pankaj
Addy

For Vaikuntam Buildcon Pvt. Ltd.

[Signature]
Authorised signatory



Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at www.eStampIndia.com and e-Stamp Mobile App or Block Heading.
2. The onus of checking the legitimacy is on the purchaser's certificate.
3. In case of any discrepancy, please inform the Government authority.

ATTESTED TRUE COPY

08 MAR 2022



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

SUMIT BANSAL
LICENCE NO. 351
TEHSIL, GHAZIABAD

e-Stamp

Certificate No. : IN-UP29842371964035U
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Unique Doc. Reference : SUBIN-UPUP1407060450446595752924U
Purchased by : PANKAJ TYAGI
Description of Document : Article 48 Power of Attorney
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : PANKAJ TYAGI
Second Party : Not Applicable
Stamp Duty Paid By : PANKAJ TYAGI
Stamp Duty Amount(Rs.) : 50
(Fifty only)



Please write or type below this line

Pankaj
Aditya

For Valkuntam Bulldcon Pvt. Ltd.

Abhinav Singh
Authorised signatory

Statutory Alert:

1. The authenticity of this Statutory Certificate should be verified at every stage of its use. Any discrepancy in the details on this Certificate will be responsible on the user. The user is also responsible for the accuracy of the details on this Certificate.
2. The user is also responsible for the accuracy of the details on this Certificate.
3. In case of any discrepancy, please inform the relevant authority.

ATTES-ED TRUE COPY

NOTARY DELH.



08 MAR 2022

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY is executed at Ghaziabad on this 24th day of February 2022 by **Mr. Pankaj Tyagi** (Aadhar Card No. - 5743 6960 9672) S/o Late Shri Yogendra, an Indian inhabitant residing at Morti, Ator Nagla, Ghaziabad, Uttar Pradesh - 201003 (hereinafter called "**First Executant**") and **Mr. Aditya Tyagi** (Aadhar Card No. - 2229 9815 4711) S/o Late Shri Yogendra, an Indian inhabitant residing at Morti, Ator Nagla, Ghaziabad, Uttar Pradesh - 201003 (hereinafter called "**the Second Executant**").

Both the Executants are jointly referred to as **Executants**.

WHEREAS

- A. The Executants are the joint-owners of the equal shares of the land parcel of around 0.3307 hectare (3,307 sq. meter) bearing Khasra No. 1313 situated at Noor Nagar, Ghaziabad, Uttar Pradesh-201003 (hereinafter referred to as the "**Said Land**").
- B. It is considered necessary and expedient by the Executants to execute and register the present power of attorney in favour of their associate company, namely, **Vaikuntam Buildcon Pvt. Ltd.**, a company incorporated under the Companies Act 2013 having its registered office at Survey no. 920, Near A.K. Children Academy, Morti, Ghaziabad, Uttar Pradesh-201001, India authorizing it to construct and develop a residential cum commercial complex, by name and style of Vilasaa ("**Project**") in accordance with the building plan to be sanctioned by the Ghaziabad Development Authority, (hereinafter referred to as the "**GDA**").

Pankaj

Aditya

For Vaikuntam Buildcon Pvt. Ltd.

Shrihar Tyagi
Authorised signfor



GAURAV TYAGI
Advocate
Ch. No. - 41, Reg. No. - 12805/19
Tehsil Compound Ghaziabad.
Mob. No. - 98100 98100

ATTESTED TRUE COPY

08 MAR 2022



मुखतारनामा आम

बही सं०: 4

रजिस्ट्रेशन सं०: 1114

वर्ष: 2022

प्रतिफल: 0 स्टाम्प शुल्क - 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 60 योग: 560

श्री पंकज त्यागी .

पुत्र श्री स्वर्गीय योगेन्द्र

व्यवसाय: अन्य

निवासी: मोरठी अटोर नगला गाजियाबाद

Pankaj



ने यह लेखपत्र इस कार्यालय में दिनांक 24/02/2022 एव 03:38:59 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा नमिनेकुमार एम०

उप निबंधक - सदर दफ्तीर

गाजियाबाद

24/02/2022

विनीत कुमार

निबंधक लिपिक

पिंट करें



08 MAR 2022



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Now, **THEREFORE, BY THESE PRESENTS**, the above-named Executants do hereby nominate, constitute, appoint and authorize **Vaikuntam Buildcon Pvt Ltd.**, a company incorporated under the Companies Act 2013 having its registered office at Survey no. 920, Near A.K. Children Academy, Morti, Ghaziabad, Uttar Pradesh-201001 represented through **Mr. Abhinav Tyagi** (Aadhar Card No. 7694 5787 5779) S/o Shri Alok Tyagi R/o an Indian inhabitant residing at E-7/10A Vasant Vihar, New Delhi-110057 authorized through Board Resolution dated 23-02-2022, as his true and lawful attorney, hereinafter referred to as the "Said Attorney", in fact and in law, for it and in its name and on its behalf to do the following acts, deeds, matters and things for the aforesaid purpose that is to say:-

1. To make all applications on behalf of and represent the Executants to all statutory, State or Central Government, GDA, RERA, authorities under electricity and water supply undertakings/departments and/or before any other person or authority for grant of requisite sanctions, revised sanctions, permissions and approvals in connection with the construction of the Said Land.

Pankaj
Atty

For Vaikuntam Buildcon Pvt. Ltd.

Abhinav Tyagi
Authorised signatory



GAURAV TYAGI
Advocate
Ch. No. 41, Reg. No. 2662/10
Tehsil Compound Ghaziabad,
Mob. No. - 9999998838

08 MAR 2022

ATTESTED TRUE COPY



बही सं०: 4

रजिस्ट्रेशन सं०: 1114

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त
मुख्तार कर्ता: 1

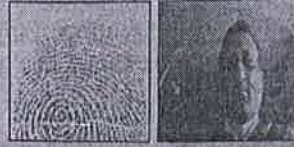
श्री पंकज त्यागी, पुत्र श्री स्वर्गीय योगेन्द्र

निवासी: मोरटी अटोर नगला गाज़ियाबाद

व्यवसाय: अन्य

मुख्तार कर्ता: 2

Pankaj



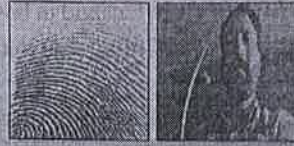
श्री आदित्य त्यागी, पुत्र श्री स्वर्गीय योगेन्द्र

निवासी: मोरटी अटोर नगला गाज़ियाबाद

व्यवसाय: अन्य

मुख्तार: 1

Addy



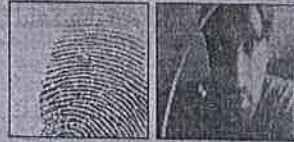
श्री vaikuntam buldcon private limited के द्वारा अभिनव
त्यागी, पुत्र श्री आलोक त्यागी

निवासी: सर्वे नंबर-920, नियर ए.के. चिल्डरन अकादमी मोरटी
गाज़ियाबाद उत्तर प्रदेश

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

Abhinav



श्री ब्रिज मोहन वर्मा, पुत्र श्री श्रीनिवास वर्मा

निवासी: मकान नंबर-462, एल.आई.जी फ्लैट, सेक्टर-1, नरसपुरा
गाज़ियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2

Brij Mohan



श्री अभिषेक त्यागी, पुत्र श्री आलोक त्यागी

निवासी: ई-7/10ए वसंत विहार, न्यू दिल्ली-110057

व्यवसाय: अन्य

Abhishek



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

शर्मा नविन कुमार एस०
उप निबंधक सदर द्वाितीय
गाज़ियाबाद

विनीत कुमार
निबंधक

08 MAR 2022

पिट कोर

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2. To approach all the concerned authorities for all matters in connection with the construction on Said Land and for that purpose to sign such applications, papers, writings undertakings, etc., as may be required and to carry on correspondence with the Authorities and also to prefer appeal or appeals from any order of the Competent Authority.
3. To make bookings of and to enter into agreements(s) for allotment and/or to sell with prospective buyer(s) of the villas/commercial units to be constructed on the Said Land and to receive booking amount, instalments and other charges etc. from such prospective buyer(s) in its name and to issue receipts in this regard etc.
4. To raise construction on the Said Land by amalgamating the same with other parcels of land owned by the Said Attorney and/or its associates/affiliates and by further amalgamating the Said Land with other parcels of lands over which the Attorney has right of construction.
5. To sell, transfer, convey lease, assign the construction so erected on the Said Land and to sign execute and present for registration before concerned authorities transfer deed(s) in respect of villa and commercial units being part of the constructions, as aforesaid, with undivided proportion rights and interest in the Said Land.

Pankaj

addy

For Vaikuntam Buildcon Pvt. Ltd.

Abhinav Singh
Authorised signatory



RAV TINGI
Advocate
Ch. No. 12805/10
Tenzil Compound, Ghaziabad.
Mob. No. - 9998958838

08 MAR 2022

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6. To Said Attorney is entitled to authorize any of its employee(s) by way of Board's Resolution or otherwise to do all or any power as conferred herein.
7. To sign, verify, file and present all kind of deeds, complaints, reviews, revision, appeals written statements, affidavits, undertakings etc. in proper courts and offices, to represent in all the proceedings to deposit and withdraw money and documents, to issue receipts, to admit or deny the documents in these proceedings and to do all acts, deeds, matters and things which are necessary for the same,
8. To accept the service of any writ, summon or other legal notice and to appear and represent in any courts or before any Magistrate, judicial or quasi-judicial bodies, GDA, RERA and to commence or file any suit/case in any Court or before any authority or tribunals as and when necessary and/or withdraw the same.

Pamraj

Addy

For Vaikuntam Buildcon Pvt. Ltd.

[Signature]
Authorised signatory

08 MAR 2022



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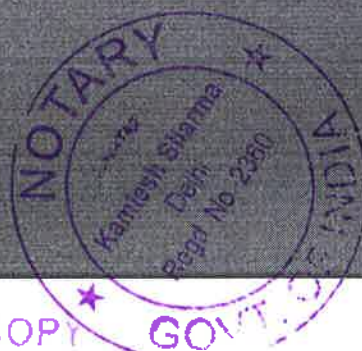
9. To receive the decretal amount, costs, compensations, refund of stamps, judicial or non-judicial and other refunds from any Court, office or authorities.
10. To appear and represent the Executants before any and all concerned Authorities and government bodies, as may be necessary, required or advisable in connection with the construction on the Said Land.
11. That is hereby mentioned that the Attorney is entering this power of attorney on behalf of the Executants and all actions, carried out by the Attorney shall be deemed to be performance and acts of the Executants.

Pmkaj
Addy

For Vaikunjan Buildcon Pvt. Ltd.

[Signature]
Authorized signatory

08 MAR 2022



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GOVT.

12. Possession is not delivered and no consideration has been taken by the Executants.

And generally, to do all other acts, deeds, matters and things whatsoever in connection with the Said Land and for the purposes, as aforesaid. This General Power of Attorney is revocable.

AND EXECUTANTS HEREBY undertake and agree to ratify and confirm all acts, deeds and things done or caused to be done by the Said Attorney, as if done by them personally for all intents and purpose.

IN WITNESS WHEREOF, the Executants hereby have executed this General Power of Attorney, at the place and on the date, month and year first mentioned hereinabove and in the presence of the following witnesses:-

Pankaj

Abdy

For Vaikunjam Buildcon Pvt. Ltd.

Authorised signatory



GAL FAYYAZ
Advocate
Ch. No. - 41, Reg. No. - 12805/10
Tehsil Compound Ghaziabad,
Mob. No. - 9999998838



GAL FAYYAZ
Advocate
Ch. No. - 41, Reg. No. - 12805/10
Tehsil Compound Ghaziabad,
Mob. No. - 9999998838



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08 MAR 2022

SIGNED, EXECUTED AND DELIVERED BY:

Pankaj

PANKAJ TYAGI
(FIRST EXECUTANT)

Aditya

ADITYA TYAGI
(SECOND EXECUTANT)

Vaikuntam Buildcon Pvt. Ltd.
Through its Authorized Signatory

For Vaikuntam Buildcon Pvt. Ltd.

Shrinivas Verma ATTORNEY
Authorized signatory

WITNESSES:

1.

Mr. BRIJ MOHAN VERMA
S/o Shri, Shrinivas Verma
R/o House No. 462, LIG Flat, Sector-1,
Vasundhara, Ghaziabad.

Aadhar Card No. - 4198 5427 6171

2.

Mr. ABHISHEK TYAGI
S/o Shri Alok Tyagi
R/o E-7/10-A, Vasant Vihar, E-Block,
Kusum Puri, Vasant Vihar, South West Delhi,
Delhi-110057.

Drafted by: GAURAV TYAGI, Advocate, Chamber No. 41, Tehsil Compound,
Ghaziabad.

GAURAV TYAGI
Advocate
Ch. No. - 41, Reg. No. - 1200540

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आवेदन सं०: 202200739025540

बही संख्या 4 जिल्द संख्या 1249 के पृष्ठ 19 से 38 तक क्रमांक 1114 पर
दिनांक 24/02/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा नवीन कुमार अरुण

उप निबंधक : सदर दफ्तर, गीरा

गाजियाबाद

24/02/2022

प्रिंट करें



ATTESTED TRUE COPY

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

निबन्धक सदर द्वितीय भाजियाबाद जम 2022137007169

आवेदन संख्या : 202200739025540

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-02-24 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम पंकज त्यागी

लेख का प्रकार मुख्तारनामा आम

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 500
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 560

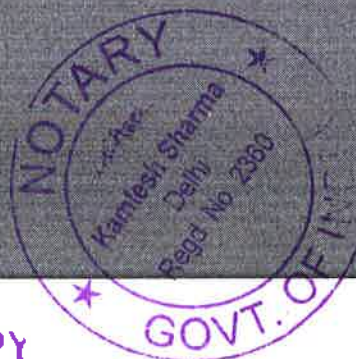
शुल्क वसूल करने का दिनांक 2022-02-24 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-02-24 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

10 8 MAR 2022



ATTESTED TRUE COPY



सत्यमेव जयते

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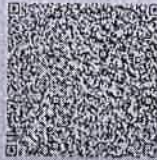
Government of Uttar Pradesh

SUMIT BANSAL
LICENCE NO. 351
TEHSIL, GHAZIABAD

250

e-Stamp

Certificate No. : IN-UP29815580075871U
Certificate Issued Date : 24-Feb-2022 11:32 AM
Account Reference : NEWIMPACC (SV)/ up14070604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407060450394250074888U
Purchased by : ALOK TYAGI
Description of Document : Article 48 Power of Attorney
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : ALOK TYAGI
Second Party : Not Applicable
Stamp Duty Paid By : ALOK TYAGI
Stamp Duty Amount(Rs.) : 50
(Fifty only)



Sumit Bansal
Sadar
Ghaziabad

Please write or type wherever this line

[Signature]

For Vaikuntam Buildcon Pvt. Ltd.

[Signature]
Authorised signatory

Statutory Alert:

The authenticity of this Stamp can be verified by visiting the website www.e-stamp.gov.in or by scanning the QR code. Any discrepancy in the details of the Stamp or the QR code will render the Stamp invalid. The validity of the Stamp is subject to the terms and conditions of the Stamp Act, 1962. In case of any discrepancy, please refer to the competent authority.



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सत्यमेव जयते

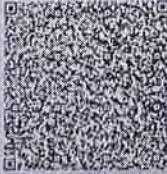
INDIA NON JUDICIAL

Government of Uttar Pradesh

1115
SUMIT BANSAL
LICENCE NO. 351
TEHSIL, GHAZIABAD

e-Stamp

Certificate No. : IN-UP29815580075871U
Certificate Issued Date : 24-Feb-2022 11:32 AM
Account Reference : NEWIMPACC (SV)/ up14070604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407060450394250074888U
Purchased by : ALOK TYAGI
Description of Document : Article 48 Power of Attorney
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : ALOK TYAGI
Second Party : Not Applicable
Stamp Duty Paid By : ALOK TYAGI
Stamp Duty Amount(Rs.) : 50
(Fifty only)



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Alok Kumar
Sadar

Please write or type below this line

Handwritten signature

For Vaikuntam Buildcon Pvt. Ltd.

Handwritten signature
Authorised signatory

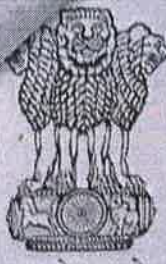
08 MAR 2022

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.e-stampcertificateregistry.com
2. Any discrepancy in the details on this Certificate and as available on the website / App / Reference website
3. The status of the certificate is on the basis of the certificate
4. In case of any discrepancy please inform the competent authority

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सत्यमेव जयते

INDIA NON JUDICIAL

SUMIT BANSAL
LICENCE NO. 351
TEHSIL, GHAZIABAD

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP29841652217386U
Certificate Issued Date : 24-Feb-2022 11:44 AM
Account Reference : NEWIMPAOC (SV)/ up14070604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407060450448245443838U
Purchased by : ALOK TYAGI
Description of Document : Article 48 Power of Attorney
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : ALOK TYAGI
Second Party : Not Applicable
Stamp Duty Paid By : ALOK TYAGI
Stamp Duty Amount(Rs.) : 50
(Fifty only)



Please write or type below this line

[Signature]

For Vaikuntam Buldcon Pvt. Ltd.

[Signature]
Authorised signatory

08 MAR 2022

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.echestamp.com or using e-Stamp Mobile App or e-Stamp Hearing.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

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GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY is executed at Ghaziabad on this 24th day of February 2022 by **Mr. Alok Tyagi** S/o Col. B.D. Tyagi, an Indian inhabitant residing at E-7/10A Vasant Vihar, New Delhi-110057, Delhi (hereinafter called "**the Executant**")

Aadhar Card No. 6359 7206 8665

WHEREAS

- A. The Executant is the owner of the land parcel of around 0.3470 Hectare (3,470 sq. meter) bearing Khasra No. 1312 situated at Noor Nagar, Ghaziabad, Uttar Pradesh-201003 (hereinafter referred to as the "**Said Land**").
- B. It is considered necessary and expedient by the Executant to execute and register the present power of attorney in favour of his associate company, namely, **Vaikuntam Buildcon Pvt Ltd.**, a company incorporated under the Companies Act 2013 having its registered office at Survey no. 920, Near A.K. Children Academy, Morti, Ghaziabad, Uttar Pradesh-201001, India authorizing it to construct and develop a residential cum commercial complex, by name and style of Vilasaa ("**Project**") in accordance with the building plan to be sanctioned by the Ghaziabad Development Authority, (hereinafter referred to as the "**GDA**").

For Vaikuntam Buildcon Pvt. Ltd.

Alok Tyagi
Authorised signatory

GAURAV T

Ch. No. 41, Reg. No.

Tehsil Compound Gh

Mob. No. 9999999999

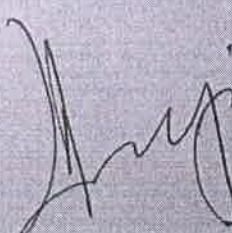
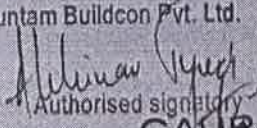


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08 MAR 2022

Now, **THEREFORE, BY THESE PRESENTS**, the above-named Executant do hereby nominate, constitute, appoint and authorize **Vaikuntam Buildcon Pvt. Ltd.**, a company incorporated under the Companies Act 2013 having its registered office at Survey no. 920, Near A.K. Children Academy, Morti, Ghaziabad, Uttar Pradesh-201001 represented through **Mr. Abhinav Tyagi** (Aadhar Card No. 7694 5787 5779) S/o Shri Alok Tyagi R/o an Indian inhabitant residing at E-7/10A Vasant Vihar, New Delhi-110057 authorized through Board Resolution dated 23-02-2022, as his true and lawful attorney, hereinafter referred to as the "Said Attorney", in fact and in law, for it and in its name and on its behalf to do the following acts, deeds, matters and things for the aforesaid purpose that is to say:-

1. To make all applications on behalf of and represent the Executant to all statutory, State or Central Government, GDA, authorities under electricity and water supply undertakings/departments and/or before any other person or authority for grant of requisite sanctions, revised sanctions, permissions and approvals in connection with the construction of the Said Land.



For Vaikuntam Buildcon Pvt. Ltd.

Authorised signatory

GAURAV TYAGI
Ch. No.- 41, Reg. No.- 110
Tehsil Compound Ghaziabad
Mob. No. - 999904438

08 MAR 2022



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वही सं०: 4

रजिस्ट्रेशन सं०: 1115

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि व प्रलेखानुसार उक्त
मुख्तार कर्ता: 1

श्री आलोक त्यागी, पुत्र श्री बी०डी० त्यागी

निवासी: ई-7/10ए वसंत विहार, न्यू दिल्ली-110057

व्यवसाय: अन्य

मुख्तार: 1



श्री Vaikuntam buildcon private limited के द्वारा अभिनव
त्यागी, पुत्र श्री आलोक त्यागी

निवासी: सर्वे नंबर-920, नियर ए.के. चिल्डरन अकादमी मोरटी
गाजियाबाद उत्तर प्रदेश

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री ब्रिज मोहन वर्मा, पुत्र श्री श्रीनिवास वर्मा

निवासी: मकान नंबर-462, एल.आई.जी फ्लैट, सेक्टर-1, वसुंधरा
गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अभिषेक त्यागी, पुत्र श्री आलोक त्यागी

निवासी: ई-7/10ए वसंत विहार, न्यू दिल्ली-110057

व्यवसाय: अन्य



रजिस्ट्रार अधिकाारी के हस्ताक्षर

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

शर्मा नवीन कुमार एस०
उप निबंधक - सदर दफ्तीय
गाजियाबाद

विनीत कुमार -
निबंधक लिपिक

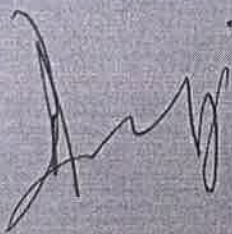
प्रिंट करें

08 MAR 2022

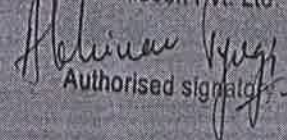


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2. To approach all the concerned authorities for all matters in connection with the construction on Said Land and for that purpose to sign such applications, papers, writings undertakings, etc., as may be required and to carry on correspondence with the Authorities and also to prefer appeal or appeals from any order of the Competent Authority.
3. To make bookings of and to enter into agreements(s) for allotment and/or to sell with prospective buyer(s) of the villas/commercial units to be constructed on the Said Land and to receive booking amount, instalments and other charges etc. from such prospective buyer(s) in its name and to issue receipts in this regard etc.
4. To raise construction on the Said Land by amalgamating the same with other parcels of land owned by the Said Attorney and/or its associates/affiliates and by further amalgamating the Said Land with other parcels of lands over which the Attorney has right of construction.
5. To sell, transfer, convey lease, assign the construction so erected on the Said Land and to sign execute and present for registration before concerned authorities transfer deed(s) in respect of villa and commercial units being part of the constructions, as aforesaid, with undivided proportion rights and interest in the Said Land.



For Vaikuntam Buildcon Pvt. Ltd.

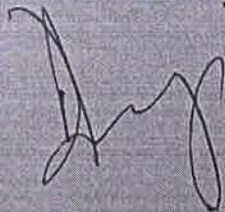

Authorised signatory

08 MAR 2022

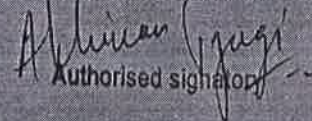
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6. To Said Attorney is entitled to authorize any of its employee(s) by way of Board's Resolution or otherwise to do all or any power as conferred herein.
7. To sign, verify, file and present all kind of deeds, complaints, reviews, revision, appeals written statements, affidavits, undertakings etc. in proper courts and offices, to represent in all the proceedings to deposit and withdraw money and documents, to issue receipts, to admit or deny the documents in these proceedings and to do all acts, deeds, matters and things which are necessary for the same.
8. To accept the service of any writ, summon or other legal notice and to appear and represent in any courts or before any Magistrate, judicial or quasi-judicial bodies, GDA and to commence or file any suit/case in any Court or before any authority or tribunals as and when necessary and/or withdraw the same.



For Vaikuntam Buldcon Pvt. Ltd.

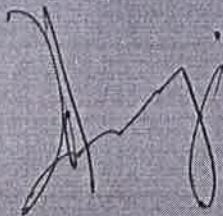

Authorised signatory

08 MAR 2022

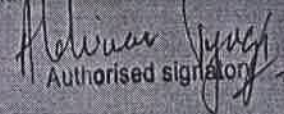
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9. To receive the decretal amount, costs, compensations, refund of stamps, judicial or non-judicial and other refunds from any Court, office or authorities.
10. To appear and represent the Executant before any and all concerned Authorities and government bodies, as may be necessary, required or advisable in connection with the construction on the Said Land.



For Vaikuntam Buildcon Pvt. Ltd.


Authorised signatory

08 MAR 2022

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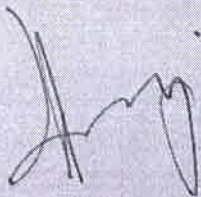


11. That is hereby mentioned that the Attorney is entering this power of attorney on behalf of the Executant and all actions, carried out by the Attorney shall be deemed to be performance and acts of the Executant.
12. Possession is not delivered and no consideration has been taken by the Executant.

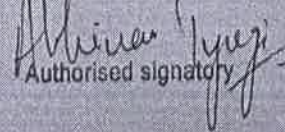
And generally, to do all other acts, deeds, matters and things whatsoever in connection with the Said Land and for the purposes, as aforesaid. This General Power of Attorney is revocable.

AND EXECUTANT HEREBY undertake and agree to ratify and confirm all acts, deeds and things done or caused to be done by the Said Attorney, as if done by him personally for all intents and purpose.

IN WITNESS WHEREOF, the Executant hereby have executed this General Power of Attorney, at the place and on the date, month and year first mentioned hereinabove and in the presence of the following witnesses: -



For Vaikuntam Buildcon Pvt Ltd.



Authorised signatory



GAURAV
Ch. No. 41, Reg. No. 12805/10
Tehsil Compound Ghaziabad.
Mob. No. - 9399968838



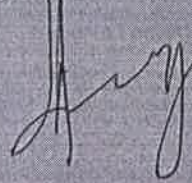
GAURAV
Ch. No. 41, Reg. No. 12805/10
Tehsil Compound Ghaziabad.
Mob. No. - 9399968838

08 MAR 2022

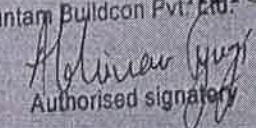
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SIGNED, EXECUTED AND DELIVERED BY:


Alok TYAGI

Vaikuntam Buildcon Pvt. Ltd.
Through its Authorized Signatory

For Vaikuntam Buildcon Pvt. Ltd. **ATTORNEY**

Authorized signatory

WITNESSES:

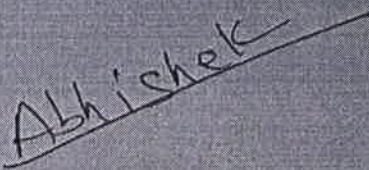
1.

Mr. BRIJ MOHAN VERMA
S/o Shri, Shriniwas Verma
R/o House No. 462, LIG Flat, Sector-1,
Vasundhara, Ghaziabad.

Aadhar Card No. - 4198 5427 6171

2.

Mr. ABHISHEK TYAGI
S/o Shri Alok Tyagi
R/o E-7/10-A, Vasant Vihar, E-Block,
Kusum Puri, Vasant Vihar, South West Delhi,
Delhi-110057.


Abhishek

Drafted by: GAURAV TYAGI, Advocate, Chamber No. 41, Tehsil Compound,

GAURAV TYAGI
Advocate
Ch. No. 41, Reg. No. 12805/10
Tehsil Compound Ghaziabad
Mob. No. 9999998438

8 MAR 2022

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बही संख्या 4 जिल्द संख्या 1249 के पृष्ठ 39 से 58 तक क्रमांक 1115 पर
दिनांक 24/02/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

NOL

शर्मा नविनकुमार सिंह
उप निबंधक, सदर दफ्तर

गाजियाबाद

24/02/2022

पिंट करे



8 MAR 2022



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भाग 1

नकली अक्षरा पार्थी द्वारा रखा जाने वाला

4. नंबर दिनांक गानिवाबाद क्रम 2022137007170

संख्या: 202200739025485

3. या पार्थी वर प्रस्तुत करने का दिनांक 2022-02-24 00:00:00

प्रस्तुतकर्ता या पार्थी का नाम आनंद त्वानी

सेवा का प्रकार मुक्तारनामा अग्र

प्रतिकूल की इमरानि 0 / 0.00

1. निवेदन करने शुल्क 500

2. प्रतिनिधित्व शुल्क 60

3. निरीक्षण या विलास शुल्क

4. मुद्दत के प्रविष्टिमापी करने लिए शुल्क

5. कमीशन शुल्क

6. निवेदन

7. यात्रिक भत्ता

1 से 5 तक का योग 560

शुल्क वसूल करने का दिनांक 2022-02-24 00:00:00

दिनांक जब वे प्रविष्टि या विलास

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-02-24 00:00:00

निवेदन करने अधिकारी के हस्ताक्षर

ATTESTED TRUE COPY

NOTARY DELH.

08 MAR 2022

