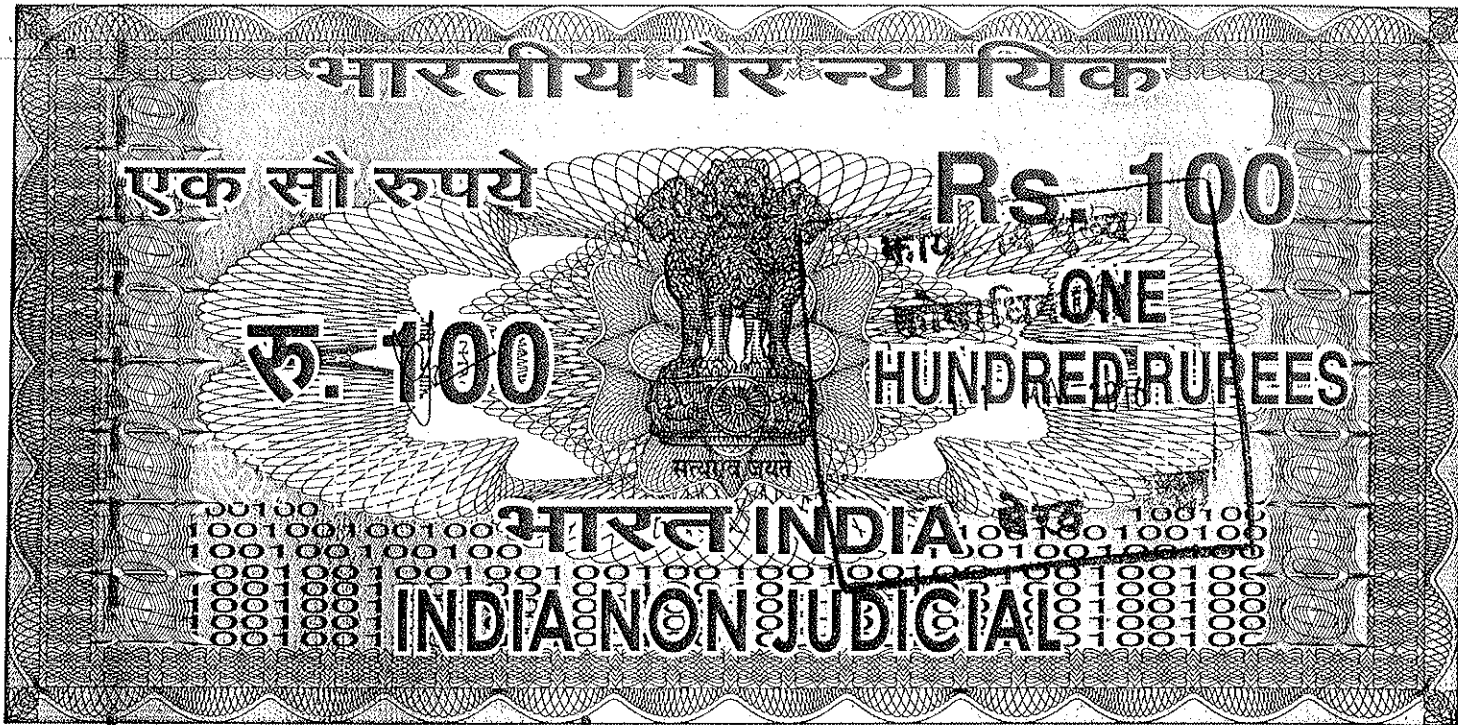




उत्तर प्रदेश UTTAR PRADESH

DC 839506

CONSORTIUM AGREEMENT

THIS CONSORTIUM AGREEMENT is executed at Meerut on
03rd. Day of June, 2016.

BETWEEN

1. M/S **A. I. M. INFRA – HOMES LLP** (Limited liabilities Partnership) having its registered office at M-163, LGF, Greater Kailash II, New Delhi through its Authorized representative Sh. Mahender Gupta son of Late Sh. Erij Bhushan Gupta residing at G.F.-11, Tower-V, ATS Greens, Sector-50, Noida. U.P.

MS
Gupta

Sharma

Sharma

मिहल गुप्ता के पुत्र के रूप में

Sharma

MS
Gupta

MS
Gupta

[illegible]

2. **Mr. Iqbal Ahmad** son of Sh. Aziz ullah urf Jullan Resident of 3222, Hapur Road, Opp. Petrol Pump, Zakir Hussain Colony, Meerut.

(hereinafter referred to as the "Lead Company") which expression shall unless it be repugnant to the subject or context thereof, include its legal heirs, successors, nominees and permitted executors, wholly owned subsidiaries, administrators and assigns etc.) the Party of the First Part.

AND

1. **Mr. Iqbal Ahmad** son of Sh. Aziz ullah urf Jullan Resident of 3222, Hapur Road, Opp. Petrol Pump, Zakir Hussain Colony, Meerut.

2. Mrs. Nusrat Bagum wife of Mr, Shafiq Resident of 286, Ismail Nagar, Meerur City.

Nagar, Meerur City.

निष्ठा नुसरत उर्फ मुक्ति

MS Ats

Shamad

Shamad

MS Ats

Shamad

MS Ats

MS Ats

MS Ats

MS Ats



MS
A. DEV SHARMA
ADVOCATE



MS
DEV SHARMA
ADVOCATE



SAHYA DEV SHARMA
ADVOCATE



MS
DEV SHARMA
ADVOCATE



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ADVOCATE



DEV SHARMA
ADVOCATE



TYA DEV SHARMA
ADVOCATE



3. **Mr. Said Ahmad** son of Sh. Aziz ullah urf Jullan Resident of 296, Ismail Nagar, Meerut City through GPA holder Sh. ~~Iqbal~~ Ahmad, son of Late Sh Azizullah urf Jullan dated 30.01.2015 registered in the of Sub-Registrar Ist, Meerut .
 4. **M/S GREEN TOP REAL ESTATE (P) LTD** having its registered office at M-163, LGF, Greater Kailash II, New Delhi (A Company Incorporated under the Indian Companies Act 1956) through its Director Sh. Mahender Gupta son of Late Sh. Brij Bhushan Gupta residing at G.F.-11, Tower-V, ATS Greens, Sector-50, Noida. U.P.
 5. **Sh. Mahender Gupta** son of Late Sh. Brij Bhushan Gupta residing at 14/189, Nandan Kunj, Western Kutchery Road, Meerut U.P.
- (hereinafter referred to as the " LAND LORD Situated at Kasba Meerut on Main Hapur Road near Sector-12, Shastri Nagar, Meerut), which expression shall unless it be repugnant to the

subject or context thereof, include its legal heirs, successors.

MS Gupta

Sh. Said Ahmad



MS Gupta


MS Gupta


विक्रय अनुबंध विलेख

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60

560.00

18

प्रतिफल

मालियत

अग्रिम धनराशि

फॉर्म रजिस्ट्री

नकल व प्रति शुल्क

योग

पृष्ठों की संख्या

श्री

मैसर्स ए आई एम इन्फ्रा होम द्वारा महेन्द्र गुप्ता

पुत्र श्री

ब्रजभूषण गुप्ता

व्यवसाय

निवासी स्थायी निवासी 11 टावर 5 एटीएस ग्रीनस से 50 नोएडा/ पैन
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 3/6/2016 समय 2:11PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक प्रथम,
मेरठ (प्रथम)।

3/6/2016

निष्पादन लेखपत्र वाद गनने व समझने भजमन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता

श्री मैसर्स ए आई एम इन्फ्रा होम द्वारा महेन्द्र गुप्ता
पुत्र श्री ब्रजभूषण गुप्ता
पेशा
निवासी 11 टावर 5 एटीएस ग्रीनस से 50
नोएडा/ पैन

श्री इकबाल अहमद
पुत्र श्री अजीज उल्ला उर्फ जुल्लन
पेशा वकालत
निवासी 3222, हापुड रोड, मेरठ। ऐपिक

श्री इकबाल अहमद
पुत्र श्री अजीज उल्ला उर्फ जुल्लन
पेशा वकालत
निवासी 3222 हापुड रोड, मेरठ। ऐपिक

श्रीमती नसरत बेगम
पत्नी श्री शफीक
पेशा अन्य
निवासी 286 ईस्माईल नगर, मेरठ। ऐपिक

श्री इकबाल अहमद व हैमो आम सईद अहमद
पुत्र श्री अजीज उल्ला उर्फ जुल्लन
पेशा वकालत
निवासी 3222, हापुड रोड, मेरठ। ऐपिक

श्री मैसर्स ग्रीन टोप रियल एस्टेट प्रा 0 लि 0 द्वारा महेन्द्र
गुप्ता
पुत्र श्री स्व 0 ब्रज भूषण गुप्ता
पेशा अन्य
निवासी 11 टावर 5 एटीएस ग्रीनस से 50
नोएडा/ पैन

nominees and permitted executors, wholly owned subsidiaries, administrators and assigns etc.) the Party of the Second Part.

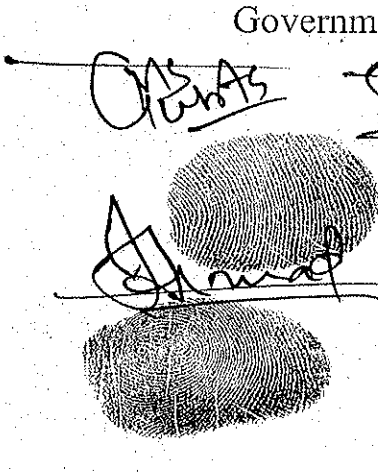
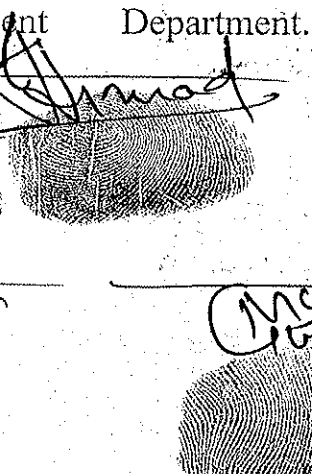
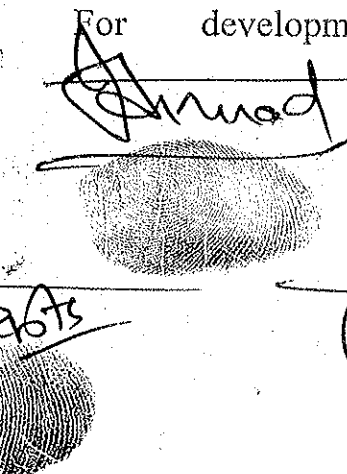
NOW THIS CONSORTIUM AGREEMENT & ITS TERMS & CONDITIONS ARE WITNESSED AS UNDER:

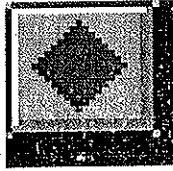
1. That the Principal place of Business of the Consortium shall be Sector-12, Shastri Nagar, Hapur Road, Meerut or such other place or places as may be mutually decided by the Consortium members.
2. That the First Party and Second Party will give the appropriate name of the colony after Development.
3. That the Consortium has been formed with an object of Development of Residential/Commercial project in the State of Uttar Pradesh and for submitting the layout plan to the Uttar Pradesh Avas Avam Vikas Parishad Meerut /others

Government Department.

For development of

नि.अ.व. न.स.र.अ.व.प.मि.



श्री महेन्द्र गुप्ता
पुत्र श्री स्व० ब्रज भूषण गुप्ता
पेशा अन्य
निवासी 14/189 नन्दन कुँज, वैस्टर्न कचहरी रोड,
मेरठ/ पैन

(Signature)



ने निष्पादन स्वीकार किया ।

जिनकी पहचान आबिद इकबाल

इकबाल

पेशा व्यापार

निवासी 486, इस्माईल नगर, मेरठ/ ऐपिक

व राशीद
शफीक अहमद

पेशा व्यापार

निवासी इस्माईल नगर, मेरठ। ऐपिक

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

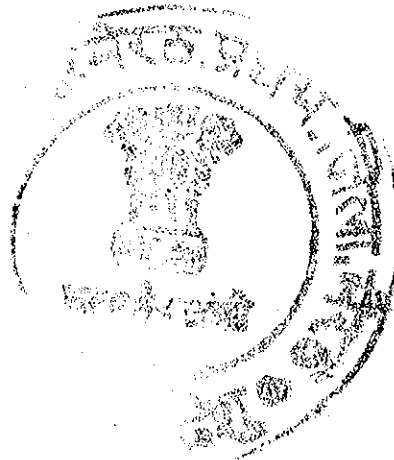
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21/12/16

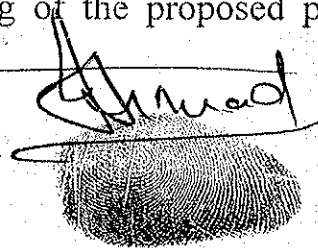
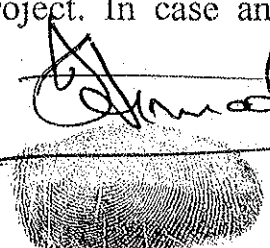
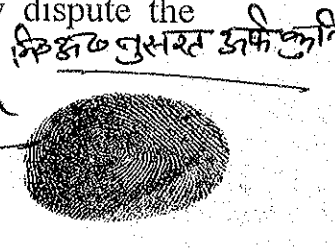
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

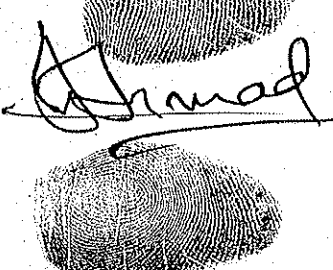
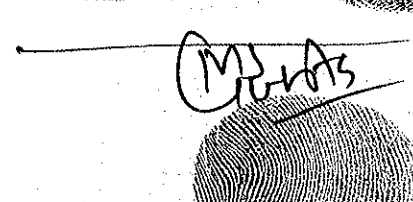
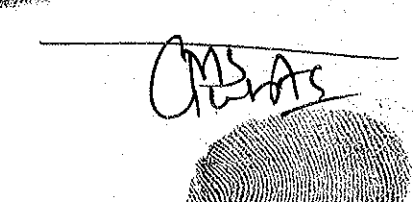
(Signature)
उप निबन्धक प्रथम,
मेरठ (प्रथम) ।
3/6/2016



Residential/Commercial project in the State of Uttar Pradesh.

4. That this Consortium shall be deemed to have come in to existence with effect from the date 01.02.2016.
5. Any new member may be added to the Consortium with the consent of members of this consortium agreement.
6. That the members of this consortium shall have no rights to assign of it's benefit, right and liabilities under this Agreement to any other company, firm or person without obtaining the prior written permission from the members of the Consortium.
7. That the share of the members of the Consortium shall be mutually decided later on.
8. That the Role & Services of individual member shall be decided jointly and with the consent of all the parties. The First Party with however be entrusted task of developing marketing of the proposed project. In case any dispute the

विक्रेता

Registration No.: 4986

Year : 2,016

Book No. : 1

0101 मैसर्स ए आई एम इन्फ्रा होम द्वारा महेन्द्र गुप्ता

ब्रजभूषण गुप्ता

जी एफ 11 टावर 5 एटीएस ग्रीनस से 0 50 नोएडा/ पेन

MSA



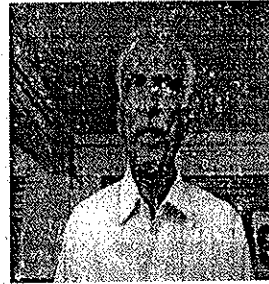
0102 इकबाल अहमद

अजीज उल्ला उर्फ जुल्लन

3222 हापुड रोड, मेरठ। ऐपिक

वकालत

Signature of Iqbal Ahmad



lead member shall final say in the matter.

9. This Consortium Agreement shall in respect be constructed in accordance with the laws of India as amended from time to time and in the event of conflict between the provisions of the Consortium and the said laws the latter shall prevail.
10. All the members agree to settle amicable all dispute arising out of or concerning this Consortium Agreement. In the event of the members failing to amicably resolve any dispute the matter shall be referred to the arbitrator to be decided. Whose decision shall be binding on all members.
11. The waiver of any member of any breach of any terms of this "Consortium Agreement" shall not prevent the subsequent enforcement of that terms and shall not be deemed to be waiver of any subsequent breach.
12. The entire members shall be under obligation not to disclose

MS GURTS Ahmad Ahmad 15/3/2016 सुनील अ. क. गुप्ता

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Registration No. : 4986

Year : 2,016

Book No. : 1

0205 महेन्द्र गुप्ता

स्व० ब्रज भूषण गुप्ता

14/189 नन्दन कुँज, वैस्टर्न कचहरी रोड, मेरठ/ पैन

अन्य

MS
Gupta

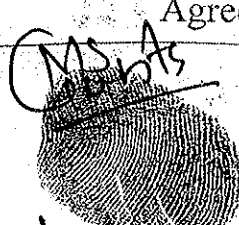
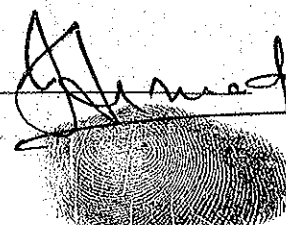


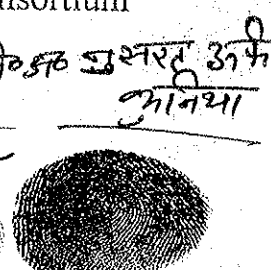
any information or terms of any this Consortium Agreement to any third party. All document and information exchange between the members, for the purpose of the project under the Consortium Agreement, shall be treated as strictly confidential by the other members and not be shares by other outside agency except the government of Uttar Pradesh.

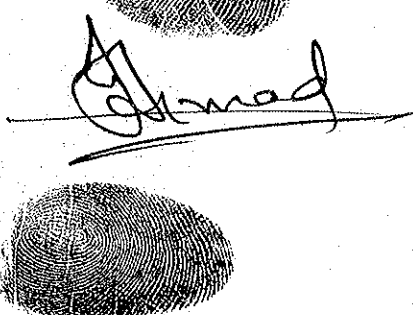
13. Any notice required pursuant to this Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgement of sent by facsimile to the other party at the address appearing in the beginning of the Consortium Agreement.

14. The terms and conditions of the Consortium Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh and as mutually agreed by the Consortium

Agreement.









निष्कट सुशरतु उर्फ
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Registration No. :

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Year : 2,016

Book No. :

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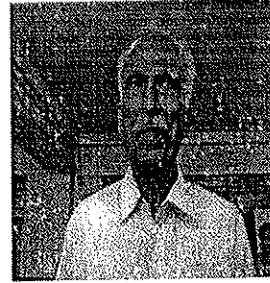
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इकबाल अहमद

अजीज उल्ला उर्फ जुल्लन

3222, हापुड रोड, मेरठ। ऐपिक

वकालत



0202

नुसरत बेगम

शफीक

286 इस्माईल नगर, मेरठ। ऐपिक

अन्य



0203

इकबाल अहमद बहै0मु0आमरुईद अहमद

अजीज उल्ला उर्फ जुल्लन

3222, हापुड रोड, मेरठ। ऐपिक

वकालत

(Signature)



0204

मैसर्स ग्रीन टोप रियल ऐस्ट0 प्रा0लि0 द्वारा महेन्द्र गुप्ता

स्व0 ब्रज भूषण गुप्ता

जी एफ 11 टावर 5 एटीएस ग्रीनस सै0 50 नोएडा/ पैन

अन्य

(Signature)



15. This Consortium Agreement shall be terminated upon the arrival of the first of the following events.

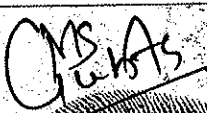
- Rejection of the proposal by the Government of the project.
- Upon Completion of the project.

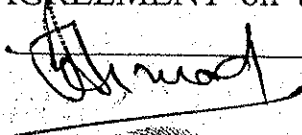
16. That this Consortium Agreement shall be valid and enforceable till the completion of the given project.

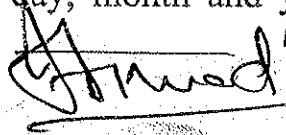
17. That in the second party no. 1 to 3 are the absolute owner of 11000 sqr. Mtrs. of land and 4 to 5 are the same.

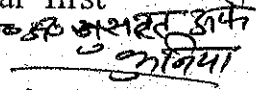
IN WITNESS Whereof the parties hereto have signed this

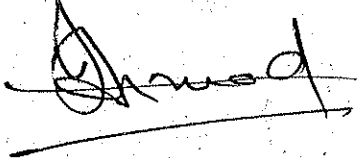
CONSORTIUM AGREEMENT on the day, month and year first

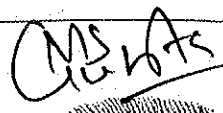


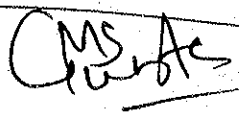













गवाह

Registration No.: 4986

Year: 2016

Book No.: 1

W1 आबिद इकबाल

इकबाल

486, इस्माईल नगर, मेरठ/ ऐपिक

व्यापार

Abid



W2 राशीद

शफीक अहमद

इस्माईल नगर, मेरठ। ऐपिक

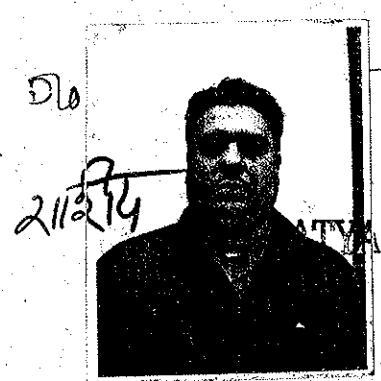
व्यापार

Rashid



hereinabove mentioned.

CMS Shamad Shamad
जिम्मेदार अफ़ सुनिया Shamad CMS
CMS



21/12/14
S/o शकीक अहमद
R/o इस्माइल नगर मेरठ

SATYA DEV SHARMA
ADVOCATE



Abid Fakal s/o Sobal Ahme
486 Jemail Nagar Meerut

Drafted & Photo attested by Satya Dev Sharma Advocate, Meerut.

SATYA DEV SHARMA
ADVOCATE

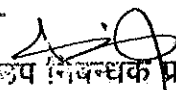
आज दिनांक 03/06/2016 को

वही सं. 1 जिल्द सं. 11217

पृष्ठ सं. 123 से 140 पर क्रमांक 4986

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर


उप निबन्धक प्रथम,
मेरठ (प्रथम) ।

3/6/2016

