

संख्या : 202000787013909 आवेदन दिनांक : 20-06-2020

वहार की प्रकृति : बही संख्या -(4) लेखपत्र का प्रकार : भागीदारी विलेख

प्रस्तुतकर्ता का विवरण

नाम (हिन्दी में) : संदीप चावला नाम (अंग्रेजी में) : SANDEEP CHAWLA

ई - मेल : मोबाइल : 9837394111

संपत्ति की सं० : 1

सम्पत्ति की स्थिति का विवरण

जन्मपद : बरेली तहसील : बरेली

सम्पत्ति का विवरण : विलवा/दोहना पीतम राय बरेली

कुल देय स्टाम्प शुल्क : 100/-

वास्तविक स्टाम्प शुल्क : 1000/-

| आवेदन संख्या : | 202000787013909 | | आवेदन दिनांक : | | | | |
|-------------------------|-----------------|---|--------------------------------|---|---------|-----------------------------|-----------------------------------|
| संव्यवहार की प्रकृति : | बही संख्या -(4) | | लेखपत्र का प्रकार | | | | |
| पक्षकार का विवरण | | | | | | | |
| क्रम सं | पक्षकार प्रकार | नाम | पिता / माता /पति / अन्य का नाम | स्थायी पता | व्यवसाय | प्रस्तुतकर्ता | आधार संख्या/पैन संख्या/मोबाइल नं० |
| 1 | भागीदार | श्री एल्डिको इन्फ्राबिल्ड लि० के द्वारा श्री संदीप चावला | पुत्र श्री महेश चन्द्र चावला | एम०आई०जी० 124, आवास विकास रुद्रपुर उत्तराखण्ड | अन्य | अधिकृत पदाधिकारी/ प्रतिनिधि | N/A 9837394111 |
| 2 | भागीदार | श्री बनयान इन्फ्राकॉन प्रा० लि० के द्वारा श्री बरजीत सिंह | पुत्र श्री स्व० बहादुर सिंह | 106बी-1, गोविन्दपुरी कालकाजी न्यू दिल्ली | अन्य | अधिकृत पदाधिकारी/ प्रतिनिधि | N/A |
| 3 | भागीदार | श्री पॉपूलर इन्फ्राटैक प्रा० लि० के द्वारा श्री संदीप चावला | पुत्र श्री महेश चन्द्र चावला | एम०आई०जी० 124, आवास विकास रुद्रपुर उत्तराखण्ड | अन्य | अधिकृत पदाधिकारी/ प्रतिनिधि | N/A |
| 4 | भागीदार | श्री वैलकम इन्फ्रा डवलपर्स प्रा० लि० के द्वारा श्री संदीप चावला | पुत्र श्री महेश चन्द्र चावला | एम०आई०जी० 124, आवास विकास रुद्रपुर उत्तराखण्ड | अन्य | अधिकृत पदाधिकारी/ प्रतिनिधि | N/A |
| 5 | भागीदार | श्री वैलकम इन्फ्रा बिल्ड प्रा० लि० के द्वारा श्री | पुत्र श्री महेश चन्द्र चावला | एम०आई०जी० 124, आवास विकास रुद्रपुर उत्तराखण्ड | अन्य | अधिकृत प्रतिनिधि | N/A |

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|---|------------------|---|-------------------------------------|--|------|-----------------------------------|-------------------|
| 6 | भागीदार | श्री ग्लेज रियलटैक प्रा० लि० के द्वारा श्री वरजीत सिंह | पुत्र श्री स्व० बहादुर सिंह | 106बी-1, गोविन्दपुरी कालकाजी न्यू दिल्ली | अन्य | अधिकृत पदाधिकारी/ प्रतिनिधि | N/A |
| 7 | भागीदार | श्री मार्स बिल्डटैक प्रा० लि० के द्वारा श्री संदीप चावला | पुत्र श्री महेश चन्द चावला | एम०आई०जी० 124, आवास विकास रूद्रपुर उत्तराखण्ड | अन्य | अधिकृत पदाधिकारी/ प्रतिनिधि | N/A |
| 8 | गवाह- प्रथम | श्री संजीव मोहन दुवे | पुत्र श्री प्रेम शंकर दुवे | 30-49-ए, मकैनियर रोड श्यामत गंज बरेली | अन्य | | N/A 9837570032 |
| 9 | गवाह- द्वितीय | श्री विकास मल्होत्रा | पुत्र श्री स्व० जे०एम० मल्होत्रा | डी-133, उमंग पार्ट-॥ महा नगर बरेली | अन्य | | N/A 8826155555 |

नोट* कृपया दिनांक **N.A.** समय पर सम्बंधित उप निबंधक कार्यालय में उपस्थित होकर रजिस्ट्री कराने का कष्ट करें।



मुख्य
उत्तर प्रदेश UTTAR PRADESH
कासाय
कोषाधिकारी
2 MAR 2020
बरेली 11

AG 323137



Bareilly CONSORTIUM AGREEMENT Advocate Bareilly

This CONSORTIUM AGREEMENT (in short "Agreement") is entered into 19th Day of March, 2020.

AMONGST

1. ELDECO INFRABUILD LIMITED a Company registered under the Companies Act, 1956/2013 through its Authorised Signatory Mr.Sundeep Chawla, S/o Mr. Mahesh Chand Chawla, R/o MIG 124, AvasVikas, Rudrapur, Uttarakhand - 263153 (herein "Lead Member") having its registered Office at 201-212, 2nd Floor Splendor Forum, District Centre Jasola, New Delhi-110025, which expression shall unless it be repugnant to the context or meaning thereof, include its successors, liquidators and assigns of the One Part.

Mb- 018373945
11









उत्तर प्रदेश UTTAR PRADESH

AG 323136

12 MAR 2020

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AND

- i. BANYAN INFRACON PRIVATE LIMITED, a Company registered under the companies act, 1956/2013 through its Director Sri Varjeet Singh S/o Late Sri Bahadur Singh having its registered Office at 106 B-1, Govindpuri, Kalkaji, New Delhi East Delhi DL 110019; Mb-9917470630
- ii. POPULAR INFRATECH PRIVATE LIMITED a Company registered under the companies Act 1956/2013 through its Authorised Signatory Mr. Sundeep Chawla, S/o Mr. Mahesh Chand Chawla, R/o MIG 124, AvasVikas, Rudrapur, Uttarakhand – 263153 having its registered Office at 201-212, 2nd Floor Splendor Forum, District Centre Jasola, New Delhi-110025;
- iii. WELCOME INFRA DEVELOPERS PRIVATE LIMITED a Company registered under the companies Act 1956/2013 through its Authorised Signatory Mr. Sundeep Chawla, S/o Mr. Mahesh Chand Chawla, R/o MIG 124, AvasVikas, Rudrapur, Uttarakhand – 263153 having its registered Office at 201-212, 2nd Floor Splendor Forum, District Centre Jasola, New Delhi-110025;
- iv. WELCOME INFRABUILD PRIVATE LIMITED a Company registered under the Companies Act, 1956/2013 through its Authorised Signatory Mr. Sundeep Chawla, S/o Mr. Mahesh Chand Chawla, R/o MIG 124, AvasVikas, Rudrapur, Uttarakhand – 263153 having its registered Office at 201-212, 2nd Floor

Page No. 2 to 7

आवेदन सं०: 202000787013909

भागीदारी विलेख

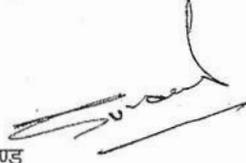
वही सं०: 4

रजिस्ट्रेशन सं०: 186

वर्ष: 2020

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 120 योग : 220

श्री एल्टिको इन्फ्राबिल्ड लि० द्वारा
संदीप चावला अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री महेश चन्द चावला
व्यवसाय : अन्य
निवासी: एम०आई०जी० 124, आवास विकास रूद्रपुर उत्तराखण्ड




श्री, एल्टिको इन्फ्राबिल्ड लि० द्वारा

संदीप चावला अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 09/07/2020 एवं 02:50:21
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी कं हस्ताक्षर

राकेश कुमार गोतम
उप निबंधक : सदर, द्वितीय
खरेली
09/07/2020

पुनीत श्रीवास्तव -
निबंधक लिपिक



Splendor Forum, District Centre Jasola, New Delhi-110025;

- v. **GLAZE REALTECH PRIVATE LIMITED** a Company registered under the Companies Act, 1956/2013 through its Director Mr.Varjeet Singh S/o Late Sri Bahadur Singh having its registered Office at 106 B-1, Govindpuri, Kalkaji, New Delhi-110019;
- vi. **MARS BUILDTECH PRIVATE LIMITED** a Company registered under the Companies Act, 1956/2013 through its Authorised Signatory Mr.Sundeep Chawla, S/o Mr. Mahesh Chand Chawla, R/o MIG 124, AvasVikas. Rudrapur, Uttarakhand – 263153 having its registered Office at 201-212, 2nd Floor Splendor Forum, District Centre Jasola, New Delhi-110025;

hereinafter collectively referred to as “**Consortium Members**” which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her/their legal heirs, successors-in-interest, successors, legal representatives and permitted assigns.

(The Lead Member and the Consortium Members are hereinafter collectively referred as “Parties” and individually as “Party”)

WHEREAS

- A. The Consortium Members are owner and in possession of various parcel of land and in process of acquiring further parcel of land for development (herein “**Said Land**”) at Nainitai Road Bareilly falling in Village Bilwa, Village Dohna Pritam Rai and Village Ghanghora Piperia, District Bareilly, Uttar Pradesh.
- B. The Consortium Members intend to develop a residential township on the Said Land (herein ‘**Project**’) in accordance with the provisions of policy framed by the concern authorities (as amended from time to time) in this regard.
- C. The Parties have agreed to join hands in the form of Consortium to provide the financial, technical, managerial and other services for the Project on the following terms and conditions:-

NOW, THEREFORE, THIS AGREEMENT WITNESSES AS FOLLOWS:-

In consideration of the mutual covenants of the Parties, the Parties the sufficiency whereof is hereby acknowledged and other good valuable consideration, the Parties have agreed as follows:

1. LEAD MEMBER:

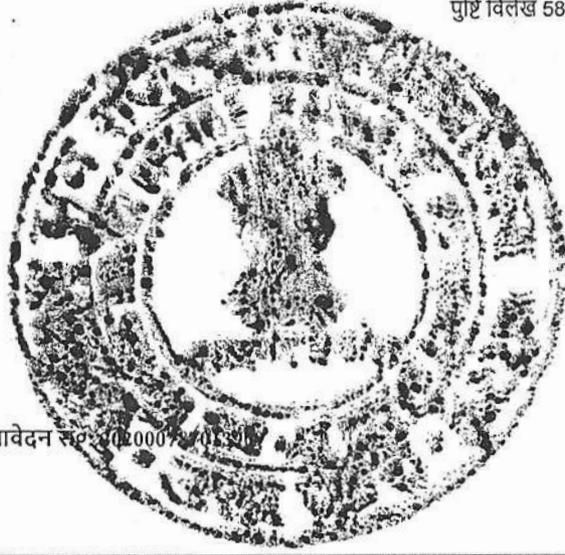
- 1.1 The Consortium Members have mutually decided to appoint **ELDECO INFRABUILD LIMITED**, as a Private Developer and as a Lead Member.

2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:



Page No. 3 to 7





आवेदन सं०: 020007/2018

बही रा०: 4

रजिस्ट्रेशन सं०: 186

तर्ष: 2020

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

भागीदार: 1

श्री एल्टिको इन्फ्राबिल्ड लि० के द्वारा संदीप चावला, पुत्र श्री महेश चन्द चावला

निवासी: एम०आई०जी० 124, आवास विकास रूद्रपुर उत्तराखण्ड

व्यवसाय: अन्य

भागीदार: 2



श्री बनयान इन्फ्राकॉन प्रा० लि० के द्वारा बरजीत सिंह, पुत्र श्री स्व० बहादुर सिंह

निवासी: 106बी-1, गोविन्दपुरी कालकाजी नू दिल्ली

व्यवसाय: अन्य

भागीदार: 3

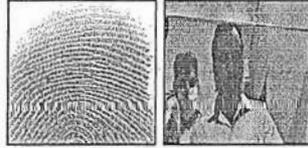


श्री पॉपूलर इन्फ्राटेक प्रा० लि० के द्वारा संदीप चावला, पुत्र श्री महेश चन्द चावला

निवासी: एम०आई०जी० 124, आवास विकास रूद्रपुर उत्तराखण्ड

व्यवसाय: अन्य

भागीदार: 4



श्री वैलकम इन्फ्रा डवलपर्स प्रा० लि० के द्वारा संदीप चावला, पुत्र श्री महेश चन्द चावला

निवासी: एम०आई०जी० 124, आवास विकास रूद्रपुर उत्तराखण्ड

व्यवसाय: अन्य

भागीदार: 5

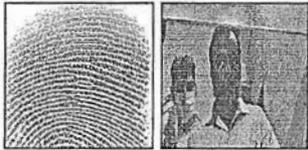


श्री वैलकम इन्फ्रा बिल्ड प्रा० लि० के द्वारा संदीप चावला, पुत्र श्री महेश चन्द चावला

निवासी: एम०आई०जी० 124, आवास विकास रूद्रपुर उत्तराखण्ड

व्यवसाय: अन्य

भागीदार: 6



- 2.1 The purpose of this Agreement is to specify the responsibilities of the Parties towards the execution of the Project including land assembly, preparation of detailed project report, securing of clearances/approvals, execution and completion of development works/construction works, maintenance of services and management and disposal of properties and to set out further rights and obligation of the Parties supplementing but not conflicting with those present in this Agreement.
- 2.2 The Lead Member shall be absolutely authorized by the Consortium Members to make representation and declarations on their behalf before concern authorities for carrying out development and completion of the Project.
- 2.3 The Lead Member shall be responsible to obtain from government authorities/department all permissions, no-objections and sanctions of layout plans, revised layout plans required for development and completion of the Project as well as building plans/ revised building plans for construction.
- 2.4 The Lead Member shall deal with all government authorities for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Project.
- 2.5 The Lead Member shall be responsible to make payment for all fee, charges, costs and expenses incurred in connection with the development, marketing and construction of the Project.
- 2.6 The Lead Member shall be absolutely authorized to negotiate and allot/transfer/sell the sanctioned/developed properties of the Project and to receive the sale proceeds as well other charges from the prospective buyer/s of the Project.
- 2.7 The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.

3. PROJECT MANAGEMENT STRUCTURE:

- 3.1 The Lead Member shall act as a Private Developer. It is clarified that no land is being transferred by this Consortium Agreement.

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

- 4.1 All cost/expenses/fee/charges relating to the Project shall be borne by the Lead Member.
- 4.2 The Lead Member shall raise loans from the financial institution/ banks by depositing title deeds of land owned by the Consortium Members and execute



A handwritten signature in black ink is positioned above a circular fingerprint impression.



A handwritten signature in black ink, appearing to read 'Narjeet Singh', is written in a cursive style.



A circular fingerprint impression is located at the bottom right of the page.

श्री ग्लेज रियलटैक प्रा० लि० के द्वारा वरजीत सिंह, पुत्र श्री स्व० बहादुर सिंह

निवासी: 106बी-1, गोविन्दपुरी कालकाजी न्यू दिल्ली

व्यवसाय: अन्य

भागीदार: 7

Narjath

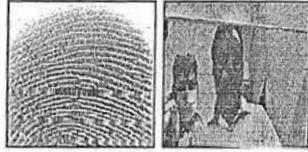


श्री मार्स बिल्डटैक प्रा० लि० के द्वारा संदीप चावला, पुत्र श्री महेश चन्द चावला

निवासी: एम०आई०जी० 124, आपास विकारा रूद्रपुर उत्तराखण्ड

व्यवसाय: अन्य

Sandeep



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री संजीव मोहन दुवे, पुत्र श्री प्रेम शंकर दुवे

निवासी: 30-49-ए, मकैनियर रोड श्यामत गंज बरेली

व्यवसाय: अन्य

पहचानकर्ता: 2

Sanjay

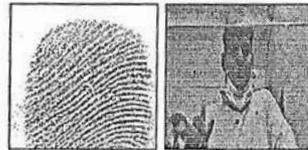


श्री विकास मल्लोत्रा, पुत्र श्री स्व० जे०एम० मल्लोत्रा

निवासी: डी-133, उमंग पार्ट-11, महा नगर बरेली

व्यवसाय: अन्य

Vikas Malhotra



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Rajendra Kumar
राजेंद्र कुमार
उप निबंधक, रावर विभाग
बरेली

ने की। प्रत्यक्षतः भद्र साक्षियों के भिषान अंगूठे निषानानुसार लिए गए हैं।
टिप्पणी:

पुनीत श्रीवास्तव
निबंधक लिपिक



mortgage deed and other deeds/documents by its signature for the Project in this regard. The Lead Member shall solely be authorized to create mortgage by its signature against the properties of Consortium Members. The Consortium Members have no objection in mortgaging their title deeds before any Financial Institution/ Banks.

- 4.3 In lieu of the land contributed by the Consortium Members, considering the market response of the Project the respective Consortium Members shall be entitled annually a percentage of Gross Revenue of the Project, as may be mutually agreed amongst the Lead Member and the respective Consortium Members.

The term "Gross Revenue" for the purpose of this clause shall mean revenue as shown in financials of the Lead Member.

- 4.4 The Parties hereby agree that except entitlement of Gross Revenue [Defined above], the Consortium Members shall not have any entitlement of any nature, whatsoever in the Said Land and/or Project and the Lead Member shall be solely entitled to all rights and benefits accruing with respect to the Said Land and/ or the Project.

5. GENERAL TERMS AND CONDITIONS:

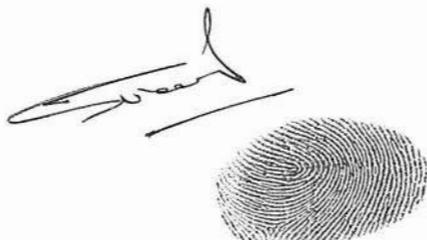
5.1 MISC

- a) The Lead Member shall be absolutely entitled to (i) decide the method and/or manner of carrying out development/construction and completion of the Project or matters incidental thereto and (ii) to dispose of the properties of the Project on such price, terms and condition as it deem fit and proper.
- b) The Consortium Members shall sign all documents as may be required by the Lead Member time to time without any objection thereby authorizing Lead Member to (i) develop/construct and complete the Project, (ii) allot/transfer/sell the sanctioned properties of the Project to any person(s) and receive sale consideration etc thereon and (ii) handover the Project to the association of allottee/s of the Project and/or concerned authorities, as the case may be.
- c) The Consortium Members hereby agrees and undertakes to indemnify and hold harmless the Lead Member and its directors officers, and employees from and against and pay and make good the monetary value of, any and all losses incurred or suffered by Lead Member directly arising out of, relating to or resulting from:
 - i. breach of any representations and warranties contained in the Agreement; or
 - ii. a breach of any provision of this Agreement



- d) Any provision of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in any way the remaining provisions thereof.
- e) In case of any change in the Consortium Members of the consortium, an amended Consortium Agreement shall be submitted to the authority by the Lead Member.
- f) The Parties hereby understand and agree that each Party shall be individually liable to meet out their obligations pertaining to the tax/s as may be attracted on the present understanding.

- 5.2 **GOVERNING LAW:** This Agreement shall in respect be construed in accordance with the Laws of India, as amended from time to time and in the event of conflict between the provisions of this Agreement and the said laws the later shall prevail.
- 5.3 **FORCE MAJEUR:** None of the Parties shall be held in default in the performance of the obligation under this Agreement, in such circumstances of force majeure, that is to say, circumstances shall include, but without any limitation to war, civil commotion, riots, Act of God, reason beyond control, Government action. In the event of force majeure, the Parties of the Agreement undertake to consult each other.
- 5.4 **SETTLEMENT OF DISPUTES:** All Parties agree to settle amicably all disputes arising out of or concerning this Agreement. In the event of the Parties failing to amicably resolve any dispute in the foregoing manner, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.
- 5.5 **WAIVER:** The waiver of any Party of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of the subsequent breach.
- 5.6 **TOTALITY:** This Agreement embodies the entire understanding of the members and there are no promises, terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreement between the Parties for the Project. The Agreement shall be valid and enforceable till the completion of the Project
- 5.7 **CONFIDENTIALITY:** All members shall be under obligation not to disclose any information of terms of this Agreement to any third party. All documents and information exchanged between the Parties for the purpose of



A handwritten signature in black ink is positioned above a circular fingerprint impression.



A handwritten signature in black ink is positioned above a circular fingerprint impression. Below the fingerprint, the text "Page No. 6 to 7" is printed.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFCA9265K



नाम / Name
ELDECO INFRABUILD LIMITED

21012019

निगमन / गठन की तारीख
Date of Incorporation / Formation
19/08/2006

(Managed by National Securities Depository Limited)
3rd Floor, Sapphire Chambers, Near Baner Telephone Exchange,
Baner, Pune - 411 045.



The Income Tax Department takes pleasure in informing that the PAN allotted to you is :

AAECB1402G

and the PAN card is enclosed herewith. Further, for filling the return of income, please contact :

ITO WARD 41(4)

Quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Moreover, quoting PAN on all other communications with the department will help to improve taxpayer services.

We may inform that it is mandatory to quote PAN in several transactions specified under the Income Tax Act, 1961. For further details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139 A of the Income Tax Act, 1961.

In the unlikely event of more than one PAN being allotted, this fact should be brought to the notice of your Assessing Officer, as possessing or using more than one PAN is against law and may attract penalty of upto Rs. 10,000/-.

Any errors in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above and on the reverse of the PAN Card.

Income Tax Department

PKG ID:PRC/00064/25062010_03/ EXP



DEL / 71 / 504701004474915161 / 38618325

BANYAN INFRACON PRIVATE LIMITED

G 8
VIKASDEEP BUILDING
DISST CENTRE
LAXMI NAGAR
DELHI
UTTAR PRADESH - 110092
TEL NO. : 11 - 22440164

(This being a computer-generated letter, no signatures are required)



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

WE CME INFRA DEVELOPERS
PRIVATE LIMITED

06/07/2010

Permanent Account Number

AAACM9881C



03082010

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

WELCOME INFRABUILD PRIVATE
LIMITED

24/06/2010

Permanent Account Number
AAACW9882B

03-06-2010



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GLAZE REALTECH PRIVATE LIMITED



02/06/2010

Permanent Account Number

AADCG83350

26062010



ELDECO INFRABUILD LIMITED

(Formerly known as Apollo Infracon Limited)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ELDECO INFRABUILD LIMITED HELD ON WEDNESDAY THE 11TH MARCH, 2020 AT 04:00 P.M. AT 201-212, SPLENDOR FORUM, IIND FLOOR, JASOLA DISTRICT CENTRE, NEW DELHI -- 110 025

Authorisation for signing and registering of Consortium Agreement

“RESOLVED THAT the consent of the Board be and is hereby accorded to authorise Mr. Sundeep Chawla S/o Mr. Mahesh Chand Chawla, R/o MID 124, Avas Vikas, Rudrapur, Uttarakhand – 263153, on behalf of the Company as its duly Authorized Representative to sign, modify and execute the Consortium Agreement with M/s Mars Buildtech Private Limited, M/s Welcome Infrabuild Private Limited, M/s Popular Infratech Private Limited, M/s Welcome Infra Developers Private Limited, M/s Banyan Infracon Private Limited and M/s Glaze Realtech Private Limited, for the development of a residential township at Nainital Road, Bareilly, Uttar Pradesh.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company be and is hereby authorized on behalf of the Company to present the Consortium Agreement for registration before the concerned registrar/sub-registrar and to admit the same for and on behalf of the Company and is also authorized to take delivery of the Consortium Agreement from the office of the concerned registrar/sub-registrar after its due registration.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company to represent the Company before the office of the concerned Authorities/ Department and to do all such acts, deeds, matters and things as may be necessary for giving effect to the above resolution.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard.”

For Eldeco Infrabuild Limited



Mohan Singh Rawat
Director
DIN: 00042221

BANYAN INFRACON PVT. LTD.

Regd. Office:-106-B-1, Govindpuri, Kalka Ji, New Delhi- Delhi 110-019 IN

Branch Office:- 51-F, Vatika Suncity Vistaar Colony, Bareilly.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BANYAN INFRACON PRIVATE LIMITED HELD ON TUESDAY THE 10TH MARCH, 2020 AT 10:00 A.M. AT 106 B-1, GOVINDPURI, KALKAJI NEW DELHI -110019

Authorisation for signing and registering of Consortium Agreement

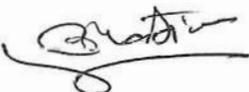
"RESOLVED THAT the consent of the Board be and is hereby accorded to authorise Mr Varjeet Singh, on behalf of the Company as its duly Authorized Representative to sign, modify and execute the Consortium Agreement with M/s Mars Buildtech Private Limited, M/s Welcome Infrabuild Private Limited, M/s Eldeco Infrabuild Limited, M/s Welcome Infra Developers Private Limited, M/s Popular Infratech Private Limited and M/s Glaze Realtech Private Limited, for the development of a residential township at Nainital Road, Bareilly, Uttar Pradesh.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company be and is hereby authorized on behalf of the Company to present the Consortium Agreement for registration before the concerned registrar/sub-registrar and to admit the same for and on behalf of the Company and is also authorized to take delivery of the Consortium Agreement from the office of the concerned registrar/sub-registrar after its due registration.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company to represent the Company before the office of the concerned Authorities/ Department and to do all such acts, deeds, matters and things as may be necessary for giving effect to the above resolution.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard."

For BANYAN INFRACON PRIVATE LIMITED



HANI KUMAR BHATIA

Director

DIN: 02315524

POPULAR INFRA TECH PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ELDECO INFRABUILD LIMITED HELD ON WEDNESDAY THE 11TH MARCH, 2020 AT 11:00 A.M. AT 201-212, SPLENDOR FORUM, IIND FLOOR, JASOLA DISTRICT CENTRE, NEW DELHI - 110 025

Authorisation for signing and registering of Consortium Agreement

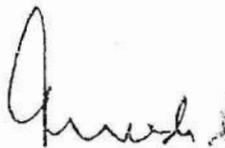
“RESOLVED THAT the consent of the Board be and is hereby accorded to authorise Mr. Sundeep Chawla S/o Mr. Mahesh Chand Chawla, R/o MIG 124, Avas Vikas, Rudrapur, Uttarakhand - 263153, on behalf of the Company as its duly Authorized Representative to sign, modify and execute the Consortium Agreement with M/s Mars Buildtech Private Limited, M/s Welcome Infrabuild Private Limited, M/s Eldeco Infrabuild Limited, M/s Welcome Infra Developers Private Limited, M/s Banyan Infracon Private Limited and M/s Glaze Realtech Private Limited, for the development of a residential township at Nainital Road, Bareilly, Uttar Pradesh.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company be and is hereby authorized on behalf of the Company to present the Consortium Agreement for registration before the concerned registrar/sub-registrar and to admit the same for and on behalf of the Company and is also authorized to take delivery of the Consortium Agreement from the office of the concerned registrar/sub-registrar after its due registration.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company to represent the Company before the office of the concerned Authorities/ Department and to do all such acts, deeds, matters and things as may be necessary for giving effect to the above resolution.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard.”

For Popular Infratech Private Limited



Anil Kumar Dhanda
Director

WELCOME INFRA DEVELOPERS PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF WELCOME INFRA DEVELOPERS PRIVATE LIMITED HELD ON WEDNESDAY THE 11TH MARCH, 2020 AT 01:00 P.M. AT 201-212, SPLENDOR FORUM, IIND FLOOR, JASOLA DISTRICT CENTRE, NEW DELHI - 110 025

Authorisation for signing and registering of Consortium Agreement

“RESOLVED THAT the consent of the Board be and is hereby accorded to authorise Mr. Sundeep Chawla S/o Mr. Mahesh Chand Chawla, R/o MIG 124, Avas Vikas, Rudrapur, Uttarakhand - 263153, on behalf of the Company as its duly Authorized Representative to sign, modify and execute the Consortium Agreement with M/s Eldeco Infrabuild Limited, M/s Mars Buildtech Private Limited, M/s Welcome Infrabuild Private Limited, M/s Popular Infratech Private Limited, M/s Banyan Infracore Private Limited and M/s Glaze Realtech Private Limited, for the development of a residential township at Nainital Road, Bareilly, Uttar Pradesh.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company be and is hereby authorized on behalf of the Company to present the Consortium Agreement for registration before the concerned registrar/sub-registrar and to admit the same for and on behalf of the Company and is also authorized to take delivery of the Consortium Agreement from the office of the concerned registrar/sub-registrar after its due registration.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company to represent the Company before the office of the concerned Authorities/ Department and to do all such acts, deeds, matters and things as may be necessary for giving effect to the above resolution.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard.”

For Welcome Infra Developers Private Limited


Sanjay Kumar Singh
Director
DIN: 03355806

WELCOME INFRABUILD PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ELDECO INFRABUILD LIMITED HELD ON WEDNESDAY THE 11TH MARCH, 2020 AT 02:00 P.M. AT 201-212, SPLENDOR FORUM, IIND FLOOR, JASOLA DISTRICT CENTRE, NEW DELHI – 110 025

Authorisation for signing and registering of Consortium Agreement

“RESOLVED THAT the consent of the Board be and is hereby accorded to authorise Mr. Sundeep Chawla S/o Mr. Mahesh Chand Chawla, R/o MIG 124, Avas Vikas, Rudrapur, Uttarakhand – 263153, on behalf of the Company as its duly Authorized Representative to sign, modify and execute the Consortium Agreement with M/s Mars Buildtech Private Limited, M/s Popular Infratech Private Limited, M/s Eldeco Infrabuild Limited, M/s Welcome Infra Developers Private Limited, M/s Banyan Infracon Private Limited and M/s Glaze Realtech Private Limited, for the development of a residential township at Nainital Road, Bareilly, Uttar Pradesh.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company be and is hereby authorized on behalf of the Company to present the Consortium Agreement for registration before the concerned registrar/sub-registrar and to admit the same for and on behalf of the Company and is also authorized to take delivery of the Consortium Agreement from the office of the concerned registrar/sub-registrar after its due registration.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company to represent the Company before the office of the concerned Authorities/ Department and to do all such acts, deeds, matters and things as may be necessary for giving effect to the above resolution.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard.”

For Welcome Infrabuild Private Limited


Rajeev Kumar Singh
Director

GLAZE REALTECH P. LTD.

106-B-1, GOVINDPURI, KALKAJI NEW DELHI, DELHI 110019

CIN : U45400DL2010PTC203534

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF GLAZE REALTECH PRIVATE LIMITED HELD ON TUESDAY THE 10TH MARCH, 2020 AT 11:00 A.M. AT 106 B-1, GOVINDPURI, KALKAJI NEW DELHI -110019

Authorisation for signing and registering of Consortium Agreement

"RESOLVED THAT the consent of the Board be and is hereby accorded to authorise Mr Varjeet Singh, on behalf of the Company as its duly Authorized Representative to sign, modify and execute the Consortium Agreement with M/s Mars Buildtech Private Limited, M/s Welcome Infrabuild Private Limited, M/s Eldeco Infrabuild Limited, M/s Welcome Infra Developers Private Limited, M/s Popular Infratech Private Limited and M/s Banyan Infracon Private Limited, for the development of a residential township at Nainital Road, Bareilly, Uttar Pradesh.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company be and is hereby authorized on behalf of the Company to present the Consortium Agreement for registration before the concerned registrar/sub-registrar and to admit the same for and on behalf of the Company and is also authorized to take delivery of the Consortium Agreement from the office of the concerned registrar/sub-registrar after its due registration.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company to represent the Company before the office of the concerned Authorities/ Department and to do all such acts, deeds, matters and things as may be necessary for giving effect to the above resolution.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard."

For GLAZE REALTECH PRIVATE LIMITED



DEVENDRA PRATAP SINGH

Director

DIN: 01872540

MARS BUILDTECH PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ELDECO INFRABUILD LIMITED HELD ON WEDNESDAY THE 11TH MARCH, 2020 AT 10:00 A.M. AT 201-212, SPLENDOR FORUM, IIND FLOOR, JASOLA DISTRICT CENTRE, NEW DELHI – 110 025

Authorisation for signing and registering of Consortium Agreement

“RESOLVED THAT the consent of the Board be and is hereby accorded to authorise Mr. Sundeep Chawla S/o Mr. Mahesh Chand Chawla, R/o MIG 124, Avas Vikas, Rudrapur, Uttarakhand – 263153, on behalf of the Company as its duly Authorized Representative to sign, modify and execute the Consortium Agreement with M/s Eldeco Infrabuild Limited, M/s Welcome Infrabuild Private Limited, M/s Popular Infratech Private Limited, M/s Welcome Infra Developers Private Limited, M/s Banyan Infracon Private Limited and M/s Glaze Realtech Private Limited, for the development of a residential township at Nainital Road, Bareilly, Uttar Pradesh.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company be and is hereby authorized on behalf of the Company to present the Consortium Agreement for registration before the concerned registrar/sub-registrar and to admit the same for and on behalf of the Company and is also authorized to take delivery of the Consortium Agreement from the office of the concerned registrar/sub-registrar after its due registration.

RESOLVED FURTHER THAT the aforesaid authorized representative of the Company to represent the Company before the office of the concerned Authorities/ Department and to do all such acts, deeds, matters and things as may be necessary for giving effect to the above resolution.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard.”

For Mars Buildtech Private Limited



Rajeev Kumar Singh
Director
DIN: 07526228



भारत सरकार
GOVERNMENT OF INDIA



वरजीत सिंह अरोरा
Varjeet Singh Arora

जन्म वर्ष / Year of Birth : 1973
पुरुष / Male



2954 2039 1311

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O बहादुर सिंह, निकट वाटर टैंक, Address: S/O Bahadur Singh,
५१-एफ वाटिका सन सिटी विस्तार, Nikat Water Tank, 51-F Vatika
बरेली, उत्तर प्रदेश, 243122 Sun City Vistar, Bareilly, Izzat
Nagar, Uttar Pradesh, 243122

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

4917 47 0630



भारत सरकार
GOVERNMENT OF INDIA



Sandeep Kumar Chawla

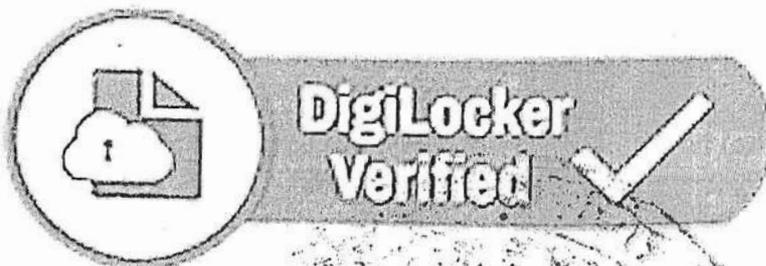
DOB : 1979/02/11

MALE

5792 9389 5088

Address:

S/O: Mahesh Chand Chawala, 124 M I G,
Rudrapur, Awas Vikas Colony, Udham Singh
Nagar, Uttarakhand, 263153



आधार-आम आदमी का अधिकार

9837394111



भारत सरकार



आधार

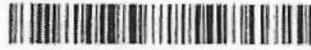
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1207/92651/00084

To
संजीव मोहन दुबे
Sanjeev Mohan Dubey
S/O Prem Shankar Dubey
30-49 a mac-nair road Bareilly
Shamat Ganj Bareilly
Uttar Pradesh 243005
9411422153

06/07/2012

38239082



UG382390820IN



आपका आधार क्रमांक / Your Aadhaar No. :

9672 6383 6553

आधार – आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



संजीव मोहन दुबे
Sanjeev Mohan Dubey
जन्म वर्ष / Year of Birth :1966
पुरुष / Male

9672 6383 6553



आधार -- आम आदमी का अधिकार

9837570032

विकास मल्होत्रा
Vikas Malhotra
जन्म तिथि/DOB: 23/12/1975
पुरुष/ MALE

6989 2408 7593
VID - 9130 4369 4787 4005

मेरा आधार, मेरी पहचान

पता:
S/O Late J.M. Malhotra, D-133 Urriang, Part 2, Mahanagar, Bareilly, Bareilly,
Uttar Pradesh - 243001

Address:
S/O Late J.M. Malhotra, D-133 Urriang, Part 2, Mahanagar, Bareilly, Bareilly,
Uttar Pradesh - 243001

6989 2408 7593
VID - 9130 4369 4787 4005

8826155555



भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

AAJ1936939



निर्वाचक का नाम :

वरजीत सिंह

Elector's Name :

VARJEET SINGH

पिता का नाम : बहादुर सिंह

Father's Name : BAHADUR SINGH

लिंग / Sex : पुरुष / Male

जन्म तिथि / DOB : XX/XX/1974

Masterd M. Singh
10-6-15

AAJ1936939

पता - म.सं.51एफ,
वाटिका,
शानो-इज्जतनगर,
बरेली-बरेली, जिला-बरेली
पिनकोड -243001

Address- HNo.51F,
Vatika,
PS-IZZATNAGAR,
TEH-Bareilly, DIST-Bareilly
Pincode-243001

Date : 29-1-2012

124 - बरेली निर्वाचन क्षेत्र के
निर्वाचक रजिस्ट्रार ऑफिसरी के
हस्ताक्षर की अनुकृति

Facsimile Signature of the Electoral
Registration Officer for 124 - Bareilly
Constituency

278/2094

पता बदलने पर, नये पते पर अपना
नाम निर्वाचन नामावली में दर्ज करवाने
तथा उस पते पर इसी नम्बर का कार्ड
पाने के लिए सम्बन्धित फार्म में यह
कार्ड नम्बर अवश्य लिखें

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
#ANSPS8338L

नाम /NAME
VARJEET SINGH

पिता का नाम /FATHER'S NAME
BAHADUR SINGH

जन्म तिथि /DATE OF BIRTH
04-05-1973

हस्ताक्षर /SIGNATURE
Varjeet Singh

आयकर आयुक्त, कानपुर
Commissioner of Income-tax(Computer Operations)

इस कार्ड के खो / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
आयकर भवन,
16/69 शिविल लाईन,
कानपुर - 208 001.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income Tax(Computer Operations),
Aayakar Bhawan,
16/69, Civil Lines,
Kanpur - 208 001.

Masterd M. Singh
10/6/15


 भारत सरकार
 Government of India


 विकास मल्होत्रा
 Vikas Malhotra
 जन्म तिथि/DOB: 23/12/1975
 पुरुष/ MALE

6989 2408 7593
UID: 8130 4369 4287 4085

मेरा आधार, मेरी पहचान


 भारत सरकार
 Government of India

पता:
 S/O मय; विकास मल्होत्रा, डी-133 उमंग, पार्ट 2, मल्लनगर,
 बरेली, हरियाणा,
 उत्तर प्रदेश - 243001

Address:
 S/O Late M. Malhotra, D-133 Umang, Part
 2, Mallanagar, Bareilly, Bareilly,
 Uttar Pradesh - 243001

6989 2408 7593
UID: 8130 4369 4287 4085

Project shall be treated as strictly confidential by the other members and shall not be share by any other outside agency except the concern Development Authority & Government of Uttar Pradesh.

5.8 **NOTICES :** Any notice required pursuant to this Consortium Agreement shall be give in writing and shall be delivered by hand under acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Agreement.

5.9 **MODIFICATION AMENDMENT:** The terms and conditions of this Agreement may be modified/ amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties.

5.10 **DURATION OF CONSORTIUM AGREEMENT:** This Agreement is irrevocable in nature, however same shall stand concluded upon completion of the Project and handing over of the same to the to the association of allottee/s of the Project and/or concerned authorities, as the case may be.

5.11 **LIABILITY:**

The Parties hereby understand and agree that each Party shall be individually liable for any default with regard to the deliverables of its/his/her part under the terms and conditions of this Agreement.

IN WITNESS WHEREOF the Lead Member and Consortium Members have executed this Agreement on this 19th.day of March, 2020 at Bareilly.

WITNESSES:



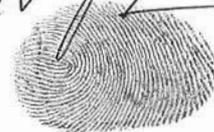
Sanjeev Mohan Dubey
S/o late P. S. Dubey
49-A, M/s. Nair Road
Bareilly
9837570032

Mb - 9837570032



Virendra Mahotra
S/o late J.M. Mahotra
D-153 Umay Park 2
Maharajpur

9999900023



Advocate
Bareilly

आवेदन सं०: 202000787013909

बही संख्या 4 जिल्द संख्या 329 के पृष्ठ 135 से 182 तक क्रमांक 186 पर दिनांक 09/07/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


राकेश कुमार गौतम
उप निबंधक : सदर द्वितीय
बरेली
09/07/2020

