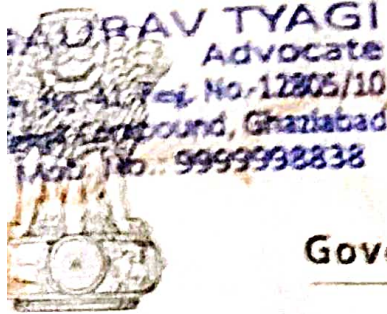




सत्यमेव जयते

ADRAV TYAGI
Advocate
Reg. No. 12805/10
Ghaziabad
Mob. No. 9999998838

INDIA NON JUDICIAL

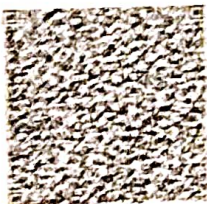
1870
ANUJ KUMAR GARG
LICENCE NO. 32
TEHSIL, GHAZIABAD

Government of Uttar Pradesh

₹1,100

e-Stamp

ate No. : IN-UP48208752987607U
ate Issued Date : 23-Mar-2022 03:00 PM
at Reference : NEWIMPACC (SV)/ up14010604/ GHAZIABAD SADAR/ UP-GZB
Doc. Reference : SUBIN-UPUP1401060487331903690514U
ised by : MESSERS NAVRANG THEATER PRIVATE LIMITED
otion of Document : Article 5 Agreement or Memorandum of an agreement
ity Description : Not Applicable
eration Price (Rs.) :
arty : MESSERS RENOWNED BUILDTECH PVT LTD
id Party : MESSERS NAVRANG THEATER PRIVATE LIMITED
Duty Paid By : MESSERS NAVRANG THEATER PRIVATE LIMITED
Duty Amount(Rs.) : 1,100
(One Thousand One Hundred only)



Verified By

R.C.

Sadar-I, Ghaziabad

Locked By

Sub-Registrar
Sadar-Ist, Ghaziabad

Please write or type below this line

For Navrang Theatres Pvt. Ltd.

Authorised Signatory

For RENOWNED BUILDTECH PVT. LTD.

Authorised Signatory

0006658386

Disclaimer:

- The authenticity of the e-stamp certificate should be verified by using administrative tools or using Mobile App of e-Stamp Hosting.
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- The e-stamp certificate is not valid if the user of the certificate is not the owner of the e-stamp certificate.
- The e-stamp certificate is not valid if the user of the certificate is not the owner of the e-stamp certificate.

STAMP –Rs.1100/-

CONSORTIUM AGREEMENT

This consortium agreement is made at Ghaziabad, on 04th day of April, 2022

between

M/s Renowned Buildtech Private Limited a company incorporated under the provision of the companies Act 1956, having its registered office at H-95, 2nd Floor, Sector-63, Noida, through its authorized signatory Mr. Shelandra Sharma (DL NO-UP14 20140034643) Son of Shri B.L.Sharma resident of 86 Sam Residency Crossing Republic, Dundahera (Ghaziabad) Tehsil and District Ghaziabad duly authorised by board resolution date 04/04/2022 passed in the board meeting which expression shall unless contrary for repugnant to the context here be included their executors and assign of successors herein after referred to as a party of the first part.(COMPANY PAN NO-AAGCR4240Q)

AND

M/S Navrang Theater Private Limited a company incorporated Under the Companies Act 1956 having its Regi. Office 1556, Deepak Mahal Bhagirath Palace Chandni Chowk Delhi 110006. acting through Its Director/Authorised Signatory Mr Devendra Singh S/O Late Shri kripal Singh Resident of K.F-55 Kavi Nagar Ghaziabad duly authorised vide Board Resolution dated 04/04/2022 to sign and execute this agreement. herein after referred to as party of the second part.(COMPANY PAN NO AAACN4224A)

For RENOWNED BUILDTECH PVT. LTD.

Authorised Signatory

For Navrang Theatres Pvt. Ltd.

Authorised Signatory

अनुबंध विलेख/घोषणा पत्र

श्री सं०: 4

रजिस्ट्रेशन सं०: 1870

वर्ष: 2022

तिफल- 0 स्टाम्प शुल्क- 1100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 80 योग : 180

श्री मैसर्स नवरंग थिएटर प्राइवेट लिमिटेड द्वारा
देवेन्द्र सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री कृपाल सिंह
व्यवसाय : अन्य
निवासी: के.एफ.-55, कविनगर गाज़ियाबाद



श्री, मैसर्स नवरंग थिएटर प्राइवेट लिमिटेड द्वारा
देवेन्द्र सिंह अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 04/04/2022
एवं 01:47:34 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के

रविन्द्र मेहता
उप निबंधक :सदर प्र
गाज़ियाबाद
04/04/2022
भीम रतन
निबंधक लिपिक

प्रिंट करें



Whereas the both the parties have similar interest and hereby of their freewill and consent are agreed to form a consortium for development and construction of a Commercial project and to appoint party of the first part i.e. M/sRenowned Buildtech Private Limited as a lead member with an object of developing and construction of Ghaziabad Development Authority (G.D.A) Approved Commercial project in the area of Ghaziabad Authority Ghaziabad (U.P.)

Hence this consortium Agreement is written and shall be binding on both the parties, with the following terms and conditions.

NOW THIS CONSORTIUM AGREEMENT AND ITS TERMS AND CONDITION ARE WITNESSES AS UNDER:-

1. LEAD MEMBER

The parties have mutually decided to appoint M/S Renowned Buildtech Private Limited, a company incorporate under he provision of the companies act 1956 having its registered office at H-95 2nd Floor Sector-63 Noida as the lead member.

2. DATE OF COMMENCEMENT AND PRINCIPAL PLACE OF BUSINESS

That this consortium shall be deemed to have come into existence with effect from Date 04/april/2022 The principal place of business of the consortium shall be or such other places as may be mutually decided by the consortium members. This consortium agreement shall be valid enforceable till the completion of the subject project.

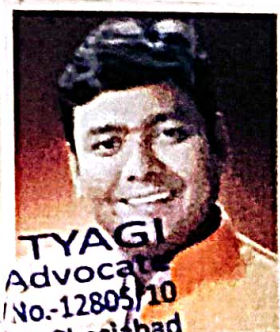
For RENOWNED BUILDTECH PVT. LTD.

Authorised Signatory

For Navrang Theatres Pvt. Ltd.

Authorised Signatory

GAURAV TYAGI
Advocate
Ch. No.-41, Reg. No.-12805/10
Tehsil Compound, Ghaziabad
Mob. No.: 9999998838



पृष्ठ सं.: 4

रजिस्ट्रेशन सं.: 1870

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजबूत व प्राप्त धनराशि रु प्रतेखानुसार उक्त

प्रथम पक्ष: 1

श्री भैरव महारम गिरर पाइवेट लिमिटेड के द्वारा देवेन्द्र सिंह, पुत्र श्री कृपान सिंह

निवासी: के.एफ. 55, कविनगर गाजियाबाद

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्री भैरव रिनाउन्ड बिल्डिंक पाइवेट लिमिटेड के द्वारा शैलेन्द्र शर्मा, पुत्र श्री बॉके लाल शर्मा

निवासी: प्लॉट नंबर-55, सैम रेडिओलॉजिकल रिपब्लिक गाजियाबाद-201016

व्यवसाय: अन्य



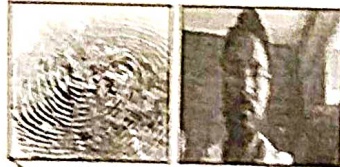
ने निष्पादन स्वीकार किया। जिसकी पहचान पहचानकर्ता: 1

श्री राघव, पुत्र श्री अशोक

निवासी: तहसील कपाउंड गाजियाबाद

व्यवसाय: अन्य

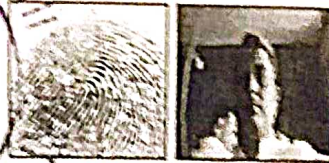
पहचानकर्ता: 2



श्री वीरपाल, पुत्र श्री गान्धर्व

निवासी: तहसील कपाउंड गाजियाबाद

व्यवसाय: अन्य



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षत अद साक्षियों के निरंतर अंगूठे निष्पादनुसार लिए गए हैं।

टिप्पणी:

रविन्द्र मेहता
उप निबंधक: सुदर प्रथम
गाजियाबाद
श्रीम. राजन
निबंधक लिपिक

प्रिंट करें

3. SHAREHOLDING BASIS IN CONSORTIUM

The share of the First party (LEAD MEMBER) M/s **Renowned Buildtech Private Limited** will have 99.9%. And The Second party M/S **Navrang Theater Private Limited** will have rest 0.01%

4. ROLE OF LEAD MEMBER(PARTY OF THE FIRST PART)

- a. The lead member shall work as private developer and shall be responsible for overall completion of the project.
- b. The lead member shall look after the implementation of the project entirely.
- c. The lead member shall take all the approval required for the project from the competent authorities.
- d. The lead member shall bear all costs towards development of project.
- e. The lead member shall arrange funds required for completion of the project.
- f. The lead member may raise loan from the financial institution/banks for the project and any shortfall in financing of the project shall be contributed by the lead member only.
- g. Any payment/deposit to be made in favour of Authority/Zila Panchaya either in form of cash or bank guarantee/security shall be arranged/ paid by the lead member.
- h. The lead member shall be responsible for sales and marketing of the project
- i. The lead members shall be responsible to maintain books of accounts and for the compliances of all the statutory requirements
- j. The lead member shall be responsible to do all other acts and deeds which may be required to complete the project.

For RENOWNED BUILDTECH PVT. LTD.

Authorized Signatory

For Navrang Theatres Pvt. Ltd.

Authorized Signatory

GAURAV
Advocate
Ch. No.-41, Reg. No. 12805/10
Tehsil Compound, Ghaziabad
Mob. No.: 9990998838



ROLE OF OTHER MEMBER (PARTY OF THE SECOND PART)

- a. Both member shall provide his 'No Objection Certificate (NOC)' unconditionally to the lead member, any authority and /or bank whenever required by the lead member.
- b. Both member shall extend his full cooperation to the lead member whenever his consent or presence is required under any law on behalf of the consortium.

BANK ACCOUNT/VALIDITY

That bank account(s) may be opened in the name of the lead member and the said account(s) would be operated under signature of lead member.

BOOKS OF ACCOUNTS

that during the continuance of this consortium agreement the accounts of the consortium shall be closed every year on 31st March.

ASSIGNMENT OF RIGHTS AND DUTIES BY THE MEMBER

That the member of this consortium shall have no right to assign any of its benefits, Rights, and duties under this agreement to any other firm or person without obtaining the prior written consent from the other members of the consortium.

For RENOWNED BUILDTECH PVT. LTD.

Authorised Signatory

For Navrang Theatres Pvt. Ltd.

Authorised Signatory

VERNING LAW/ WAVIER

This consortium agreement shall be constructed in accordance with the laws of India, as amended from time to time and in the event of conflict between the provision of this consortium agreement and the said laws the letter shall prevail. The waiver of any members or any breach of any laws of India under this consortium agreement shall not prevent the subsequent enforcement of that term shall not deemed to be wavier of any subsequent breach.

CONFIDENTIALITY / TERM

All the members shall be under all obligation not to disclose any information of terms of this consortium agreement to any third party, All documents and information exchanged between the members, for the purpose of the project under the consortium, shall be treated as strictly confidential by the other members and shall not be shared by any other outside agency except the Government of State of U.P.. This consortium agreement embodies the entire understanding of the members and there are no promises, terms and condition or obligation, oral or written, expressed or implied other than those contains herein, and variation, modification or alteration of any of the provision of this consortium agreement shall be binding on either party unless reduced in writing and signed by them or their duly authorized representative as amendment to this consortium agreement. The terms and condition of this consortium agreement may be modified/amended as may be stipulated by the Government of State of U.P. and as mutual agreed by the consortium members.

For RENOWNED BUILDTECH PVT. LTD.

Authorised Signatory

For Navrang Theatres Pvt. Ltd.

Authorised Signatory

MISCELLANEOUS / LIABILITY:-

Nothing in this shall be constructed providing for the sharing of the profit and loss arising out of the efforts of any of the members except as may be provided for in any resultant sub-contact or consortium agreement between the members. In no event shall the members of this consortium agreement have any obligation or liability to the other of shall remedy be available to the other members, except as expressly written herein. No party shall be liable for any financial compensation arising out the termination of the consortium agreement, to other members of this consortium agreement no other shall be liable to other party/ members for any indirect, incidental special or consequential damages however caused, whether as a consequences of the negligence of the one member of otherwise.

2. NOTICE

Any notice required pursuant to this consortium agreement shall be given writing and shall be delivered by hand under acknowledgement of sent by speed post and / or email to the first party at the address appearing in the beginning of the consortium agreement.

3. TERMINATION:-

This Consortium agreement shall be terminated upon the arrival of the first of the following events:-

- Rejection of the proposal by the GOVERNMENT OF STATE OF U.P.
- Upon completion of the project.

For RENOWNED BUILDTECH PVT. LTD.
Authorised Signatory

For Navrang Theatres Pvt. Ltd.
Authorised Signatory

ARBITRATION:-

The members agree to settle amicably all dispute arising out of or concerning this consortium agreement. In the event of the members failing to amicable resolve any disputed in the forging manner, the matter shall be referred to the sole arbitrator to be decided by lead member, whose decision shall be binding.

In witness whereof, the member have executed this Consortium Agreement on this Date. 04/04/2022 and have caused this consortium agreement to be signed on their behalf in the manner set below:

For RENOWNED BUILDTECH PVT. LTD.
Authorised Signatory

For Navrang Theatres Pvt. Ltd.
Authorised Signatory

Witness:

1. Mr. Raghav S/O Mr Ashok
R/o Tehsil Compound Ghaziabad.

Raghav

GAURAV TYAGI
Advocate
Ch. No.-41, Reg. No.-12805/10
Tehsil Compound Ghaziabad
Mob. No.: 999 998838



2. Mr. Veer Pal S/o Gajraj
R/o Tehsil Compound Ghaziabad.

Veer Pal

GAURAV TYAGI
Advocate
Ch. No.-41, Reg. No.-12805/10
Tehsil Compound, Ghaziabad
Mob. No.: 999998838



GAURAV TYAGI
Advocate
Ch. No.-41, Reg. No.-12805/10
Tehsil Compound, Ghaziabad
Mob. No.: 999998838

आवेदन सं०: 202200739046106

बही संख्या 4 जिल्द संख्या 1696 के पृष्ठ 231 से 260 तक क्रमांक
1870 पर दिनांक 04/04/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रविन्द्र मेहता

उप निबंधक : सदर प्रथम

गाजियाबाद

04/04/2022



GAURAV VARMA

01/04/2022

01/04/2022

01/04/2022



INDIA NON JUDICIAL
Government of Uttar Pradesh

SUMIT BANSAL
LICENCE NO. 351
TEHSIL, GHAZIABAD

e-Stamp

Certificate No.	: IN-UP86778908397927U
Certificate Issued Date	: 05-Sep-2022 03:14 PM
Account Reference	: NEWIMPACC (SV)/ up14070604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407060466026010274864U
Purchased by	: GAURAV TYAGI ADVOCATE
Description of Document	: Article 24 Copy or Extract
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: GAURAV TYAGI ADVOCATE
Second Party	: Not Applicable
Stamp Duty Paid By	: GAURAV TYAGI ADVOCATE
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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8264/u

पढ़ा...
सुना...
साजियाबाद

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





2000 2001

१५। नमस्कार के पुराने कोरे कुंठ १६ धारा। सन् १९०८ ई० की दल १२ के अनुसार जिनके रीति कादीय

आवृत्ति की परीक्षा

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10. किस किस प्रकार उक्त आशयवाचक का विवरण प्रदान किया गया है (पृष्ठ १६ बाबत सन् १९०५ ई० की रकम २१)			किस किस प्रकार किस किस प्रकार	किस किस प्रकार किस किस प्रकार
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उत्तराखण्ड के विकास

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कार्यालय
पत्रांक

1473

तहसीलदार
/राजस्व लिपिक-2022

गाजियाबाद
दिनांक : 06-05-2022

नगर नियोजक
गाजियाबाद विकास प्राधिकरण
गाजियाबाद

महोदय,

कृपया अपने कार्यालय के पत्र संख्या 580/मा0 प्लान अनुभाग/2022 /जोन-5 दिनांक 23.04.2022 कार्यालय गाजियाबाद विकास प्राधिकरण गाजियाबाद विषय खसरा संख्या 1106, 1112 ग्राम कैला परगना लोनी तहसील व जिला गाजियाबाद की भूमि पर प्रस्तुत सिनेमा हॉल एवं शॉपिंग कॉम्प्लेक्स मानचित्र की स्वीकृति के सम्बन्ध में आख्या अधोहस्ताक्षरी से चाही गयी है।

इस सम्बन्ध में अवगत कराना है कि ग्राम कैला परगना लोनी तहसील व जिला गाजियाबाद के खसरा संख्या 1106 व 1112 नॉन जैड ए अभिलेखों में दर्ज है जिसमें ग्राम कैला के महाल मुदयालम के खेवट संख्या 66 पर निस्त पी0जी0 फॉर से नि0 देहली, दुलीचन्द पुत्र सुखदास, शान्तीस्वरूप पुत्र नन्दकिशोर, अंगूरी देवी विधवा जोहरीमल, कृपाकिशन पुत्र बालमुकन्द, श्यामसुन्दरलाल, अनुप सुन्दरलाल, प्रेम सुन्दरलाल पुत्रगण बनवारीलाल निवासीगण गाजियाबाद व इम्प्रूवमेन्ट ट्रस्ट गाजियाबाद का नाम दर्ज है। इस सम्बन्ध में मैसर्स रिनाउन्ड बिल्डटैक प्रा0लि0 के अधिकृत हस्ताक्षरी द्वारा एक रजिस्टर्ड बैनामा (जिसका नामान्तरण राजस्व अभिलेखों में दर्ज नहीं है) प्रस्तुत किया गया है, जो कि बही न0 1 जिल्द 1519 के सफे 57 ता0 63 में न0 6341, मय मुसन्ने न0 6342 व 6343 मय नक्शा क0 न0 1509 के सफे 451/452 पर दिनांक 07.11.1970 को दर्ज है जिसमें विक्रेता श्री शान्ती स्वरूप पुत्र लाला नन्द किशोर बजाते खुद व बहैसियत मु0 आम मिनजानिब 2-श्री कृपा किशन उर्फ मोती पुत्र बालमुकन्द, 3-श्रीमती सुचैनी देवी विधवा डा0 बनवारीलाल, 4-श्री श्यामसुन्दर, 5-श्री अनूप सुन्दर, 6-श्री प्रेम सुन्दर पुत्रगण स्व0 डा0 बनवारीलाल बजरिये मु0नामा दिनांक 11.11.1960 व 14.11.60 व मु0नामा मिनजानिब, 7-श्रीमती अंगूरी देवी विधवा व 8-श्रीमती माया देवी पुत्री बाबू जोहरी मल मु0नामा दिनांक 16.10.1967 के अनुसार कुल 3608.2 वर्गगज भूमि मै0 नवयुग थियेटर्स प्रा0लि0 रजि0 कार्यालय 8390, रोशन आरा रोड दिल्ली द्वारा डायरेक्टर कम्पनी उपरोक्त श्री आर0एस0 कोहली पुत्र श्री सरदार अवतार सिंह निवासी 2/96 रूपनगर दिल्ली द्वारा बतौर क्रेता क्रय किया जाना अंकित है।

918/118
06/5/22

नियोजक,
लेखापाल भाग
3 मिनट

14/5/2022
तहसीलदार
गाजियाबाद

जेएजोन-5

6/5/22
TP

गाजियाबाद नगर निगम, गाजियाबाद।

फर्नाक- 3333/सम्पत्ति/2022-23 दिनांक- 13/5/22

नगर नियोजक

गाजियाबाद विकास प्राधिकरण

गाजियाबाद।

महोदय,

कृपया अपने कार्यालय के पत्र संख्या 581/मा0 प्लान अनुभाग/2022/जोन-5 दिनांक-23.04.2022 कार्यालय गाजियाबाद विकास प्राधिकरण गाजियाबाद विषय खसरा संख्या 1106, 1112 ग्राम कैला परगना लोनी तहसील व जिला गाजियाबाद की भूमि पर प्रस्तुत सिनेमा हॉल एवं शापिंग कॉम्पलेक्स मानचित्र की स्वीकृति के सम्बन्ध में आख्या चाही गयी है।

तहसीलदार की आख्या अनुसार अवगत कराना है कि ग्राम कैला परगना लोनी तहसील व जिला गाजियाबाद के खसरा संख्या 1106 व 1112 नॉन जेड ए अमिलेखो में दर्ज है जिसमें ग्राम कैला के महाल मुदयालम के खेवट संख्या 66 पर निस्त पी0 जी0 पौर से नि0 देहली, दुलीचन्द पुत्र सुखदास, शान्तीस्वरूप पुत्र नन्दकिशोर, अंगुरी देवी विधवा जोहरीमल, कृपाकिशन पुत्र बालमुकन्द, श्यामसुन्दरलाल, अनुप सुन्दरलाल, प्रेम सुन्दरलाल पुत्रगण बनवारीलाल निवासीगण गाजियाबाद व इम्पूवमेन्ट ट्रस्ट गाजियाबाद का नाम दर्ज है। इस सम्बन्ध में मैसर्स रिनाउन्ड बिल्डटैक प्रा0 लि0 के अधिकृत हस्ताक्षरी द्वारा एक रजिस्टर्ड बैनामा(जिसका नामान्तरण राजस्व अमिलेखो में दर्ज नहीं है) प्रस्तुत किया गया है, जो कि बही न0 1 जिल्द 1519 के सफे 57 ता0 63 में न0 6341, मय मुसन्ने न0 6342 व 6343 मय नक्शा क0 न0 1509 के सफे 451/452 पर दिनांक-07.11.1970 को दर्ज है जिसमें विद्येता श्री शान्ती स्वरूप पुत्र लालनन्द किशोर बजाते खुद व वहीसियत मु0 आप मिनजानिब 2-श्री कृपा किशन उर्फ मोती पुत्र बालमुकन्द, 3-श्रीमति सुचैनी देवी विधवा डा0 बनवारी लाल, 4-श्री श्यामसुन्दर, 5-श्री अनुप सुन्दर, 6-श्री प्रेम सुन्दर पुत्रगण स्व0 डा0 बनवारीलाल वजरिये मु0 नामा दिनांक-11.11.1960 व 14.11.1960 व दिनांक-16.10.1967 के अनुसार कुल 3608.2 वर्गगत भूमि मै0 नवरंग थियेटर प्रा0 लि0 रजि0 कार्यालय 8390, रोशन आरा रोड दिल्ली द्वारा डायरेक्टर कम्पनी उपरोक्त श्री आर0 एस0 कोहली पुत्र श्री सरदार अवतार सिंह, निवासी 2/96 रूपनगर दिल्ली द्वारा वतौर क्रेता क्रय किया जाना अंकित है।


सम्पत्ति अधीक्षक
12/5/2022

नगर निगम गाजियाबाद।
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