

DETAILS OF INSTRUMENT IN SHORT

Stamp Duty Paid
No. of Executants

: Rs.1,000
: 12

DETAILS OF EXECUTANTS:

- (1) **ANUBHAV INFRACARE PRIVATE LIMITED**, a Company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45309UP2016PTC085652.
- (2) **ANUBHAV GREENLAND PRIVATE LIMITED**, a Company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45500UP2016PTC085679.
- (3) **ANUBHAV INFRAZONE PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45500UP2016PTC085666.
- (4) **BUDDHA ENTERPRISES PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U01403UP2011PTC047264.
- (5) **DHRUV REALINFRA PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U70109UP2016PTC085764.
- (6) **AVADHASHIANA INFRADEVELOPERS PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U70109UP2016PTC086458.
- (7) **AWADHGREEN DEVELOPERS PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45309UP2016PTC086507.
- (8) **ANUBHAV INFRAVENTURES PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45200UP2016PTC085472.
- (9) **SARYU INFRACITY PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45201UP2016PTC086776.
- (10) **AVADHASHIANA INFRAREALITY PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45209UP2016PTC086007.

Authorized Signatory
On behalf of Party
Number One to

Shantanu Lath
Through its POA,
Party Number Eleventh

Authorized Signatory
On Behalf of Party Number Twelfth

- (11) **MR SHANTANU LATH** son of Sri Gopal Krishna Lath resident of C-226, Rajajipuram, Lucknow.
- (12) **M/S UNIIMAXX CITY (BEHRAICH) PRIVATE LIMITED**, a Company registered under the Provisions of the Indian Companies Act 2013, having its CIN No.U45309UP2021PTC156105.

CONSORTIUM

This Consortium is made at Lucknow on this 15th day of October, 2022

AMONGST

1. **ANUBHAV INFRACARE PRIVATE LIMITED** a Company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45309UP2016PTC085652 and Registered Office at House No. 3/199, Vinay Khand Gomti Nagar, Lucknow-226010 (hereinafter referred to as the "**First Party/ Consortium Member**") of the consortium which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns through its Director/Authorised Signatory Mr Rakesh Kumar Agarwal S/o Phool Chand Agarwal resident of 1/67 Viramkhand, Gomti Nagar, Lucknow-226010 duly authorised by Board Resolution dated : 20.01.2022.

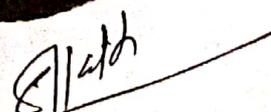
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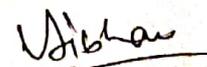
2. **ANUBHAV GREENLAND PRIVATE LIMITED.** a Company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45500UP2016PTC085679 and Registered Office at House No. 3/199, Vinay Khand Gomti Nagar, Lucknow-226010 (hereinafter referred to as the "**Second Party/Consortium Member**") of the consortium which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns through its Director/Authorised Signatory Mr Rakesh Kumar Agarwal S/o Phool Chand Agarwal resident of 1/67 Viramkhand, Gomti Nagar, Lucknow-226010 duly authorised by Board Resolution dated : 20.01.2022.

AND

3. **ANUBHAV INFRAZONE PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45500UP2016PTC085666 and Registered Office at House No. 3/199, Vinay Khand Gomti Nagar, Lucknow-226010 (hereinafter referred to as the "**Third Party/Consortium Member**") of the consortium which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns through its Director/Authorised Signatory Mr Rakesh Kumar Agarwal S/o Phool Chand Agarwal resident of 1/67 Viramkhand, Gomti Nagar, Lucknow-226010 duly authorised by Board Resolution dated : 20.01.2022.


Authorized Signatory
On behalf of
Number One



Shantanu Lath
Through its POA,
Party Number Eleventh



Authorized Signatory
On Behalf of Party Number Twelfth

AND

4. **BUDDHA ENTERPRISES PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 1956 having its CIN No.U01403UP2011PTC047264 and Registered Office at "BIKANERWALA", B-15, Faizabad Road, Indira Nagar, Lucknow-226016 (hereinafter referred to as the "Fourth Party/Consortium Member") of the consortium which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns through its Director/Authorised Signatory Mr Rakesh Kumar Agarwal S/o Phool Chand Agarwal resident of 1/67 Viramkhand, Gomti Nagar, Lucknow-226010 duly authorised by Board Resolution dated : 20.01.2022.

AND

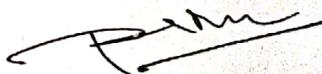
5. **DHRUV REALINFRA PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U70109UP2016PTC085764 and Registered Office at House No. 1/11, Vivek Khand, Gomti Nagar, Lucknow-226010 (hereinafter referred to as the "Fifth Party/Consortium Member") of the consortium which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns through its Director/Authorised Signatory Mr Rakesh Kumar Agarwal S/o Phool Chand Agarwal resident of 1/67 Viramkhand, Gomti Nagar, Lucknow-226010 duly authorised by Board Resolution dated : 20.01.2022.

AND

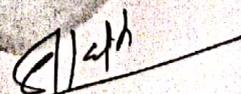
6. **AVADHASHIANA INFRADEVELOPERS PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U70109UP2016PTC086458 and Registered Office at 33, Havelock Road, Lucknow-226001 (hereinafter referred to as the "Sixth Party/Consortium Member") of the consortium which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns through its Director/Authorised Signatory Mr Rakesh Kumar Agarwal S/o Phool Chand Agarwal resident of 1/67 Viramkhand, Gomti Nagar, Lucknow-226010 duly authorised by Board Resolution dated : 20.01.2022.

AND

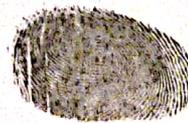
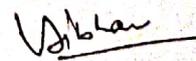
7. **AWADHGREEN DEVELOPERS PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45309UP2016PTC086507 and Registered Office at A-1/67, Viram Khand, Gomti Nagar, Lucknow-226010 (hereinafter referred to as the "Seventh Party/Consortium Member") of the consortium which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns through its Director/Authorised Signatory Mr Rakesh Kumar Agarwal S/o Phool Chand Agarwal



Authorized Signatory
On Behalf of Party
Number Twelfth

Shantanu Lath
Through its POA,
Party Number Eleventh

Authorized Signatory
On Behalf of Party Number Twelfth

resident of 1/67 Viramkhand, Gomti Nagar, Lucknow-226010 duly authorised by Board Resolution dated : 20.01.2022.

AND

8. **ANUBHAV INFRAVENTURES PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45200UP2016PTC085472 and Registered Office at House No. 3/199, Vinay Khand Gomti Nagar, Lucknow-226010 (hereinafter referred to as the "**Eight Party/Consortium Member**") of the consortium which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns through its Director/Authorised Signatory Mr Rakesh Kumar Agarwal S/o Phool Chand Agarwal resident of 1/67 Viramkhand, Gomti Nagar, Lucknow-226010 duly authorised by Board Resolution dated : 20.01.2022.

AND

9. **SARYU INFRACITY PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45201UP2016PTC086776 and Registered Office at A-1/67, Viram Khand, Gomti Nagar, Lucknow-226010 (hereinafter referred to as the "**Ninth Party/Consortium Member**") of the consortium which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns through its Director/Authorised Signatory Mr Rakesh Kumar Agarwal S/o Phool Chand Agarwal resident of 1/67 Viramkhand, Gomti Nagar, Lucknow-226010 duly authorised by Board Resolution dated : 20.01.2022.

AND

10. **AVADHASHIANA INFRAREALITY PRIVATE LIMITED**, a company registered under the Provisions of the Indian Companies Act, 2013 having its CIN No.U45209UP2016PTC086007 and Registered Office at Flat No. 102, Block-C, 1st Floor, Rohtas Presidential Tower, TC-G4/4, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (hereinafter referred to as the "**Tenth Party/Consortium Member**") of the consortium which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns through its Director/Authorised Signatory Mr Rakesh Kumar Agarwal S/o Phool Chand Agarwal resident of 1/67 Viramkhand, Gomti Nagar, Lucknow-226010 duly authorised by Board Resolution dated : 20.01.2022.

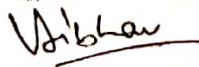
AND

11. **MR SHANTANU LATH** son of Sri Gopal Krishna Lath, resident of C-226, Rajajipuram, Lucknow through its Attorney Mr Gopal Krishna Lath s/o Umrao Lal Lath which POA is duly registered in the office of Sub-Registrar-V, Lucknow vide book no.4, Zild No.162, Pages 53 to 62 at serial no. 371 on dated 12.11.2012 (hereinafter referred to as the "**Eleventh Party/Consortium Member**") of the consortium which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include its legal representatives, nominees, successors.


Authorized Signatory
On behalf of Party
Number One



Shantanu Lath
Through its POA,
Party Number Eleventh



Authorised Signatory
On Behalf of Party Number Twelfth

- b. All the parties confirm that the ratio as decided amicably is adequate for the rights being provided to either party or the parties shall never challenge the correctness or the adequacy of their ratio at any time in the future against Transferees and transferees third parties shall get a good perfect and marketable title therein, free from any defect, to them.
- c. That for the consideration as agreed in this Consortium the party No.1 to 11 hereby have assigned to the 12th Party all its rights and interest in/of the project, marketing and booking/allotment/sale etc. In favour of prospective buyers of residential project/project to be built on said land after getting lay out sanctioned by the competent authority.
- d. That the Parties Number 10 and 11 have agreed to join the consortium with a clear understanding that the terms and conditions of the Memorandum of Understanding dated 23 April 2022 will Prevail and taken into consideration failing which the terms and conditions of this consortium shall not be applicable on Parties Number 10 and 11 and thus Parties Number 10 and 11 shall be at liberty to take out there land out of the Pool of the Consortium.
- e. Notwithstanding to the Terms and conditions of this Present consortium agreement, The lead member shall always be under obligation to make the payment as stipulated in the Memorandum of Understanding dated 23 April 2022 to party no.10 and 11 before any payment is disbursed to any other consortium member or the Party no.12 itself.
- f. That all the liability of obtaining the necessary permissions, sanction and licenses for developing the residential project on the said land shall be on the Lead Members. It is further agreed between the parties that for the purpose of obtaining such permission clearances, licenses, approvals or sanctions, the Lead Members shall act on their own. However, on request of the Lead Members, the party No.1 to 11 shall always make available all the original document pertaining to the said land as may be required to be produced before various statutory authorities in connection with the approvals, licenses etc. of the residential project.
- g. **That there is no transfer of land through this instrument and no consideration is paid.**
- h. That during the term of the development if any problem or obstruction from any Govt. Department or some other allottees/claimants is created, excluding the matters related to the title and possession of the said land, and given such problem or obstruction if the project is halted then in that case it shall be duty of all the parties to fulfil the conditions, complete the compliances, remove the impediment or satisfy the claimants or allottees at their own cost and effort to the total exclusion of parties. The parties shall get such irritants or legal obstructions, impediments removed immediately without any delay so that the project work would be resumed at the earliest and that delay will not be considered or calculated in the Time duration for completion of the project.
- i. That if during the development, it is felt that the layout plan needs to be modified then the lead member at its own cost shall get the same modified from the appropriate authority however, the final layout in case of any modification needs not to be approved by all the parties before submission to such authority for modification.

Authorized Signatory
On behalf of Party
Number One

Shanand Lath
Through its POA,
Party Number Eleventh

Authorized Signatory
On Behalf of Party Number Twelfth

AND

12. **M/S UNIIMAXX CITY (BEHRAICH) PRIVATE LIMITED**, a Company registered under the Provisions of the Indian Companies Act 2013, having its CIN No.U45309UP2021PTC156105 and Temporary office at Sumbha Bagh, Sandila, Hardoi U.P registered office at A-1/67, Viram Khand, Gomti Nagar, Lucknow-226010 (hereinafter referred to as the "Twelfth Party/ Lead Member") of the consortium which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns through its Director/Authorised Signatory Mr Vaibhav Agarwal s/o Rakesh Kumar Agarwal resident of 1/67 Viramkhand, Gomti Nagar, Lucknow-226010 duly authorised by Board Resolution dated : 20.01.2022.

WHEREAS Party No.12 is the Lead Member of the consortium and party no. 1 to 11 are the other consortium members which expressions unless repugnant to the context of meaning thereof, be deemed to include their nominees, successors, wholly owned subsidiaries and the permitted assigns.

The lead members and other members of this consortium are collectively referred to as the "parties" and individually as the "party"

AND WHEREAS the parties to this consortium have formed this consortium to develop the property i.e. land situated at Village Hemariya, Tikora, Sisai Haider Tehsil Mehsi and Village Sheikh Daheer, Tehsil Sadar and District Behraich, Uttar Pradesh. (hereinafter referred to as "Project Land").

NOW THEREFORE, in consideration of the mutual covenant, terms and conditions and understanding set forth in this Agreement (hereinafter referred to as the "said agreement") and other good and valuable considerations adequacy of which are hereby mutually acknowledged the parties with the intent to be legally bound, hereby agree as follows :-

NOW THIS CONSORTIUM WITNESSETH AS UNDER:-

1. **Recitals & Annexures**
 - a. That the recitals, annexure and schedules to this consortium shall form an integral part of this consortium.
2. **Name of the project**
 - a. Residential project to be developed by the lead member on the said land being subject matter of this agreement shall be named and known as "UNIIMAXX CITY"
3. **Scope of the agreement**
 - a. That in terms of this consortium the lead member shall complete the entire project at its own cost and expenses and the entire sale proceeds of the project shall be credited to the dedicated account of lead member and thereafter the same shall be distributed amongst other members in proportion to their respective shares after clearing of all expenses, development charges, dues and bank liens if any.



Authorized Signatory
On behalf of Party
Number One




Shantanu Lath
Through its POA,
Party Number Eleventh



Authorised Signatory
On Behalf of Party Number Twelfth

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k. Th

श्री आशीष कुमार , पुत्र श्री प्रवेश कुमार

निवासी: 538ए/325, त्रिवेणी नगर मिराला नगर लखनऊ

व्यवसाय: अन्य



रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

अनुपम सिंह .

उप निबंधक : सण्डीला

हरदोई

17/10/2022

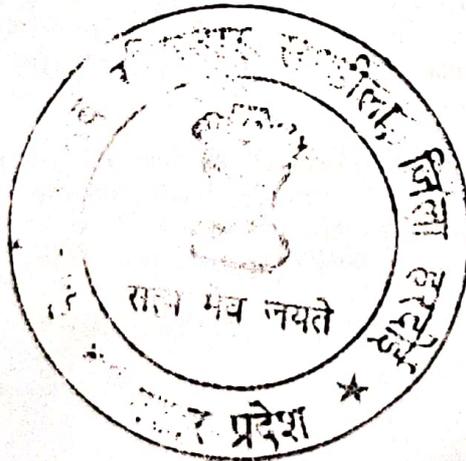
विनय कुमार राव

निबंधक लिपिक हरदोई

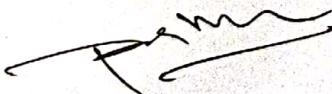
17/10/2022

ने की। प्रत्यक्षतः भद्र साक्षियों के निगान अगुटे नियमानुसार लिए गए है।
दिपणो :

प्रिंट करें



- j. That the party No.1 to 11 or anybody claiming through them shall not interfere with or obstruct in any manner with the execution and completion of work of development of the Project.
- k. The Lead Member shall have the exclusive right of marketing and accept the bookings of the units to be developed in the entire project. All the bookings made in the project to be presumed as accepted and agreed by Party No.1 to 11 also. Lead Member shall get the brochures printed and advertise the project in the media and by other means at its costs.
- l. That the sale proceeds received from the allottees or prospective buyers will be deposited in the Rera designated account operated by the Lead member of the consortium.
- m. The rate of the units shall be decided by Lead Member only. The lead member shall be authorised to accept and receive the booking amounts, advance, earnest money, instalments and final consideration and issue receipts thereof from the intending buyer(s) only and deposit in the Rera designated account. The lead member, however, shall maintain a book of accounts having details of all the booking amounts, advances instalments and such other payments and this book of accounts be readily available to the other members of this consortium for inspection.
- n. That all the sale deeds/agreement to sell/allotments/demand letters etc. in favour of prospective buyer/allotees will be executed by lead member and if required all the parties shall join in the schedule documents through Lead Member.
- o. That the party No. 1 to 11 have assured that project land is wholly free from all encumbrances, injunctions, gifts, liens, attachment, liabilities, tenancies, unauthorised occupations, claims and litigations, whatever. That party No. 1 to 11 further agrees and undertakes to keep the said plot free from all encumbrances, injunctions, charges, gifts, liens, attachments, liabilities, tenancies unauthorised occupations, claims and litigations and shall keep thereof absolutely free and saleable at all-time hereof.
- p. The Lead Member and if required other members of this consortium shall sign and execute, without any fail, all necessary deeds, form, applications and other documents whenever required to deal with or to take approvals, permissions consent etc. from any competent authority for development of said project.
- q. That the lead member shall be entitled to advertise about the project at its cost by distributing pamphlets, brochures, publishing advertisements in newspapers, magazines and/or by putting sign boards, neon sign or such other modes of advertisement as the lead member may deem fit, on the project land or at other places, in any manner and thus it shall be entitled to invite prospective buyers/customers to the site.
- r. That the lead member shall be free to get the project approved from Banks and financial institutions in order to facilitate the financial by intending purchaser/s of units (for getting their individual units funded). Lead Member and party No.1 to 11 shall issue permission to mortgage, enter into tripartite/quadrupartite agreement under their own signatures, if required, or otherwise by virtue of this agreement. It is deemed to be understood that the party no.1 to 11 are giving their consent and giving all the rights to lead member to do all such acts which are required for satisfaction of Banks and allottees, and as such acts done by lead member will always be considered as acts done by party no.1 to 11.



Authorized Signatory
On behalf of Party
Number One




Shantanu Lath
Through its POA,
Party Number Eleventh



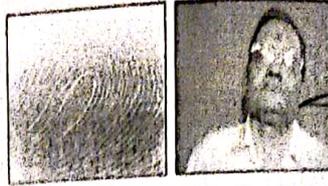
Authorized Signatory
On Behalf of Party Number Twelfth

श्री अन्वय डेवलपर्स प्रा० लि० के द्वारा राकेश कुमार अग्रवाल, पुत्र श्री फूल चन्द अग्रवाल

निवासी: 1/67 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: अन्य

प्रथम पक्ष: 8



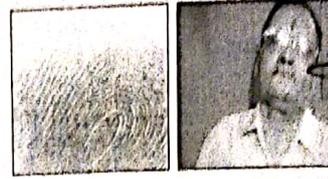
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श्री अन्वय इन्फ्रावेबर्स प्रा० लि० के द्वारा राकेश कुमार अग्रवाल, पुत्र श्री फूल चन्द अग्रवाल

निवासी: 1/67 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: अन्य

प्रथम पक्ष: 9



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श्री राय इन्फ्रासिटी प्रा० लि० के द्वारा राकेश कुमार अग्रवाल, पुत्र श्री फूल चन्द अग्रवाल

निवासी: 1/67 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: अन्य

प्रथम पक्ष: 10



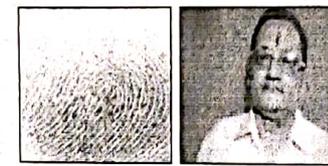
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निवासी: 1/67 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: अन्य

प्रथम पक्ष: 11



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श्री गान्धु लॉथ के द्वारा गोपाल कृष्ण लाल, पुत्र श्री उमराव लाल लाल

निवासी: 20 गजबिहारी लखनऊ

व्यवसाय: अन्य

द्वितीय पक्ष: 1



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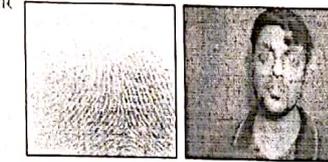
श्री यूनीमेक्स सिटी बहरान प्रा० लि० के द्वारा वैभव अग्रवाल, पुत्र श्री राकेश कुमार अग्रवाल

निवासी: सुभाबाग, मंडोला, हरदोई उत्तर प्रदेश

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1



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श्री हिमाशु मिश्रा, पुत्र श्री शंशु कुमार मिश्रा

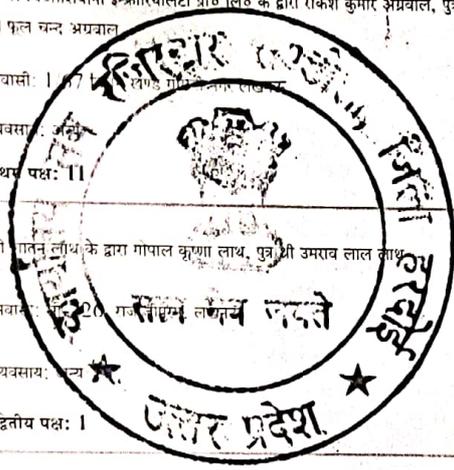
निवासी: 2/634 आश्रयहिन कॉलोनी विराज खण्ड गोमती नगर लखनऊ

व्यवसाय: अन्य

पहचानकर्ता : 2



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- s. All cases/litigations, civil, criminal, consumer pertaining to the delay in development, construction, possession, labour or workmen dispute shall be defended by the lead member at its own cost and expenses. The lead member shall abide and comply with all labour laws and Minimum Wages Act and be responsible for any accident at the development site. Party No.1 to 11 shall not be responsible for that.
- t. That the lead member is hereby also authorised and entitled by all the other parties of this consortium to mortgage the land of the project to be developed in favour of any financial institution bank without the intervention and consent of any party. But that loan amount is to be utilized exclusively for the purpose of completion of this project only.
- u. The cost of stamping, registration etc of this consortium and other paper pertaining to this consortium has been borne by the Lead member.
- v. That either party cannot terminate this agreement or rights delivered to lead member till the sale and completion of the project.

4. **PROJECT MANAGEMENT AND RULES OF THE MEMBERS**

M/s UNIMAXX CITY consortium shall act as private developer as per definition of Development Authority and arrange for land finances for the project.

5. **NOTICES**

All notices or other communications to be given under this consortium to any party shall be made in writing and send by letter through speed post mail or registered acknowledge due after being despatched within 7 business days after being deposited in the post, postage, prepaid by the speed post available and by registered mail to such party at its address as such party may thereby specify for such purpose to the other by notice in the writing to both the parties at their respective registered offices/offices (more particularly defined above).

6. **CONFIDENTIAL INFORMATION**

That the party coming into knowledge of any information about the project or the other party because of commercial relationship created under this consortium and about development of project, shall keep the information confidential and secret and shall not disclose the same to any third party or shall not use the said confidential information for any other purpose and works assigned under this consortium.

7. **MODIFICATION**

No modification, representation, promise or consortium in connection with the subject matter of this consortium shall be valid unless made in writing and signed by both the parties.

8. **INDEMNIFICATION**

That it is presumed that all the material facts and the truthful history regarding the title of the Project land has been disclosed by the party No.1 to 11 to the lead member and in case of any deficiency or loss of land on any account including cropping up of fresh material facts not disclosed by the party no.1 to 11, which is noticed, observes and comes to the knowledge of the lead member after the execution of the consortium, then the party NO.1 to 11 shall be responsible to rectify the defect and indemnify the lead member.



Authorized Signatory
On behalf of Party
Number One



Shantanu Lath
Through its POA,
Party Number Eleventh



Authorized Signatory
On Behalf of Party Number Twelfth

आवेदन सं०: 202200813013465

9.

वही सं०: 4

रजिस्ट्रेशन सं०: 61

वर्ष: 2022

विस्थापन लेखपत्र बाग सुने व शमशाने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री अनुभव इन्फ्रा क्वैर प्रा० लि० के द्वारा राकेश कुमार अग्रवाल, पुत्र श्री फूल चन्द अग्रवाल

निवासी: 1/67 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: अन्य

प्रथम पक्ष: 2



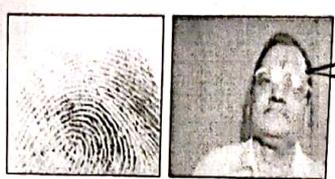
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श्री अनुभव धीनलैड प्रा० लि० के द्वारा राकेश कुमार अग्रवाल, पुत्र श्री फूल चन्द अग्रवाल

निवासी: 1/67 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: अन्य

प्रथम पक्ष: 3



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श्री अनुभव इन्फ्राजोन प्रा० लि० के द्वारा राकेश कुमार अग्रवाल, पुत्र श्री फूल चन्द अग्रवाल

निवासी: 1/67 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: अन्य

प्रथम पक्ष: 4



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श्री अनुभव इन्फ्राटेक प्रा० लि० के द्वारा राकेश कुमार अग्रवाल, पुत्र श्री फूल चन्द अग्रवाल

निवासी: 1/67 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: अन्य

प्रथम पक्ष: 5



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श्री श्रुव रियल्टी प्रा० लि० के द्वारा राकेश कुमार अग्रवाल, पुत्र श्री फूल चन्द अग्रवाल

निवासी: 1/67 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: अन्य

प्रथम पक्ष: 6



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श्री अवध आरिथाना इन्फ्राटेक प्रा० लि० के द्वारा राकेश कुमार अग्रवाल, पुत्र श्री फूल चन्द अग्रवाल

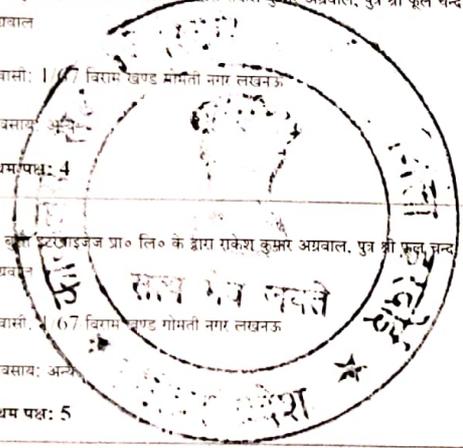
निवासी: 1/67 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: अन्य

प्रथम पक्ष: 7



Handwritten signature



9. **FORCE MAJEURE**

- a. Any party who is by reason of force majeure, unable to perform any obligation of condition required by this agreement to be performed.
- b. Shall use all reasonable diligence and employ all reasonable means to remedy or abate the force majeure as expeditiously as possible.
- c. Shall resume, performance as expeditiously as possible after termination, of the force majeure or the force majeure has abated to any extent which permits resumption of such performance and

10. **ARBITRATION AND JURISDICTION**

- a. In the event any dispute arises between the parties out of or in connection with this consortium, including the validity thereof, the parties here to shall endeavour to settle such dispute amicably in the first instance. The attempt to bring about an amicable settlement shall be treated as having failed as soon as one of the parties hereto, after reasonable attempts, which shall continue for not less than 15 days, gives a notice to this effect, to the other party in writing.
- b. In case of such failure, the dispute shall be referred to a sole arbitrator, who shall be mutually appointed by the lead member and the party no.1 to 11 the Arbitration proceedings shall be governed by the Arbitration and Conciliation Act 1996 (as amended) and shall be held in Lucknow India. The language of arbitration shall be English. The Arbitration award shall be final and binding on the parties and the parties agree to be bound thereby and to act accordingly.

11. **AMENDMENT**

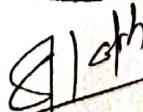
Any amendment, change or modification or any of the terms, provisions of conditions of this consortium shall be ineffective unless made in writing the signed or initiated on behalf of the parties thereto by their duly authorised representatives. Any written and duly executed agreement, memorandum of understanding and any other documents between both the parties either registered or not shall be deemed to be part and parcel of this registered consortium.

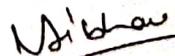
12. **MISCELLANEOUS**

- a. That all originals in respect of the said project (except title documents) including the permission, approvals and sanctions, necessary for the project, shall be at all times held by the lead member but it shall be under the obligation to allow the inspection and verification at all reasonable times in case of need and requirement of party No.1 to 11.
- b. That the lead member shall at all times ensure that there is no deviation from the sanctioned plan.


 Authorized Signatory
 On behalf of Party
 Number One to Ten



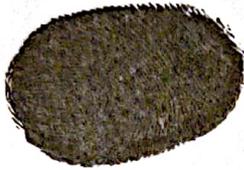

 Shantanu Lath
 Through its POA,
 Party Number Eleventh



 Authorised Signatory
 On Behalf of Party Number Twelfth

IN WITNESS WHEREOF the parties have set their hands to this agreement on the day and year first hereinabove written.

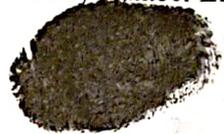
WITNESSES:

1. **HIMANSHU MISHRA**
S/O Shashi Kumar Mishra
R/o 2/634 Ashry Heen Colony Viraj Khnad
Gomti Nagar Lucknow, U.P.



(*Himanshu*)
Authorized Signatory
On behalf of Party
Number One to Tenth

(*Shantanu*)
Shantanu Lath
through its Power of
attorney Holder
Party Number Eleventh



2. **ASHISH KUMAR**
S/o Pravesh Kumar
R/o 538A/325, Triveni Nagar 1
Lucknow, U.P.

(*Ashish*)



(*Ashish*)
Authorized Signatory
On behalf of Party
Number Twelfth

(*Vijay*)
Typed by:
Vijay Kumar

(*Sunil*)
Drafted by:
Sunil Kumar
(Advocate)

आवेदन सं०: 202200813013465

बही संख्या 4 जिल्द संख्या 39 के पृष्ठ 21 से 42 तक क्रमांक 61 पर दिनांक 17/10/2022 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह .

उप निबंधक : सण्डीला

हरदोई

17/10/2022

