

IV-313/2020



उत्तर प्रदेश UTTAR PRADESH



BM 778705

12 JUN 2020

- 1 -

DETAILS OF INSTRUMENT IN SHORT

Ward : Indira Nagar

Stamp Duty Paid : ₹ 1,000/-

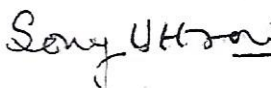
DETAILS OF EXECUTANTS :

FIRST PART (1) :

M/S ANANDHAM DEVELOPERS a registered Partnership Firm, having its registered office at C-1208, C-Block, Indira Nagar, Lucknow through its Partner Mr. Sunil

Anand Dham Developers

  
Partner



FOR SONY BRICK FIELD

  
Proprietor







Uttrani son of Late T.D. Uttrani, resident of C-1064, Indira Nagar, Lucknow.

SECOND PART (5):

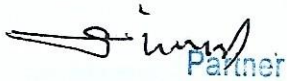
(1) SMT. SONY UTTRANI wife of Sri Sunil Uttrani, resident of C-1064, Indira Nagar, Lucknow (2) VINOD KUMAR Uttrani son of Late T.D. Uttrani, resident of C-1232, Indira Nagar, Lucknow (3) SMT. SUSHMA UTTRANI wife of Sri Vinod Kumar Uttrani, resident of C-1232, Indira Nagar, Lucknow (4) M/S Sony Brick field situated at Village-Sandauli Umarpur, Pargana-Dewa, Tehsil-Nawabganj & District-Barabanki through its Proprietor Mr. Sunil Uttrani son of Late T.D. Uttrani, resident of C-1064, Indira Nagar, Lucknow & (5) Mr. Anand Uttrani son of Sri Sunil Uttrani resident of C-1064, Indira Nagar, Lucknow.

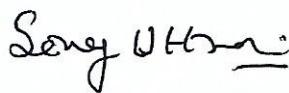
CONSORTIUM

This Consortium is made and executed at Lucknow on this 9<sup>th</sup> day of July 2020, by and amongst;


M/S ANANDHAM DEVELOPERS a registered Partnership Firm, having its registered office at C-1208, C-Block, Indira Nagar, Lucknow through its Partner Mr. Sunil Uttrani son of Late T.D. Uttrani, resident of C-

Anand Dham Developers

  
Partner



For SONY BRICK FIELD

  
Proprietor







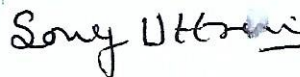
1064, Indira Nagar, Lucknow, (hereinafter referred to as The "Lead Member" or "First Party" which expression shall, unless repugnant to the context thereof, be deemed to mean and include its successors in interest and permitted assigns) being the party of the First Part.


AND

(1) SMT. SONY UTTRANI wife of Sri Sunil Uttrani, resident of C-1064, Indira Nagar, Lucknow (2) VINOD KUMAR Uttrani son of Late T.D. Uttrani, resident of C-1232, Indira Nagar, Lucknow (3) SMT. SUSHMA UTTRANI wife of Sri Vinod Kumar Uttrani, resident of C-1232, Indira Nagar, Lucknow (4) M/S Sony Brick field situated at Village-Sandauli Umarpur, Pargana-Dewa, Tehsil-Nawabganj & District-Barabanki through its Proprietor Mr. Sunil Uttrani son of Late T.D. Uttrani, resident of C-1064, Indira Nagar, Lucknow & (5) Mr. Anand Uttrani son of Sri Sunil Uttrani resident of C-1064, Indira Nagar, Lucknow being the party of the Second Part hereinafter collectively referred to as Parties of the Second Part/Second Party.

Anand Dham Developers

  
Partner

  
Sony Uttrani

For SONY BRICK FIELD  
  
Proprietor

  
Anand



  
Sushma

The First Party and Second Party shall hereinafter be individually referred to as the "Party" and collectively referred as Consortium Members.

**WHEREAS:**

- A. The First Party is, inter alia, in the business of development and construction of immovable property.
- B. The First Party and the Second Party are desirous of forming a consortium of developers with respect to the Project Anand Dham Society at Village-Sandauli Umarpur, Pargana-Dewa, Tehsil-Nawabganj & District-Barabanki in order to facilitate/meeting the requirements of the RERA/Other Authorities/Government.

**NOW THIS CONSORTIUM WITNESSETH AS UNDER: -**

- 1. The First Party shall be the Lead Member of the Consortium.
- 2. The Lead Member shall in consultation with the Second Party prepare and submit the plan for Development for the Project Phase 1 with the Authority concerned/Development Authority.

Anand Dham Developers

 Partner

Sony Uttari

For SONY BRICK FIELD



Proprietor



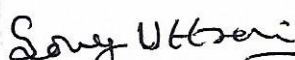
Sushma



3. The Second Party hereby agrees to issue execute such documents in favour of the First Party for the purposes of enabling the First Party to undertake and discharge its role as the Lead Member for the Consortium.
4. This Consortium Agreement shall in respect of the project be construed in accordance with the laws of India.
5. None of the members shall be held in default in the performance of the obligation under this Consortium Agreement, in such circumstances of Force Majeure, that is to say, circumstances shall include, but without any limitation to war, civil commotion, riots, acts of god, government/judicial action. In the event of Force Majeure, the members of the consortium agreement undertake to consult each other.
6. Any dispute arising out of or in connection with this Agreement, including any question regarding its existence, validity or termination, shall be referred to and be finally and exclusively settled

Anand Bhram Developers

  
Partner

  
Sony Uttari

For SONY BRICK FIELD

  
Proprietor

  
Anand



  
Sushma

आवेदन सं०: 202000821029329

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 313

वर्ष: 2020

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग: 160

श्री मेसर्स आनंदधाम डेवलपर्स द्वारा  
सुनील उत्तरानी अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री तीरथ दास उत्तरानी  
व्यवसाय : व्यापार  
निवासी: सी-1208 सी-ब्लॉक, इंदिरा नगर, लखनऊ



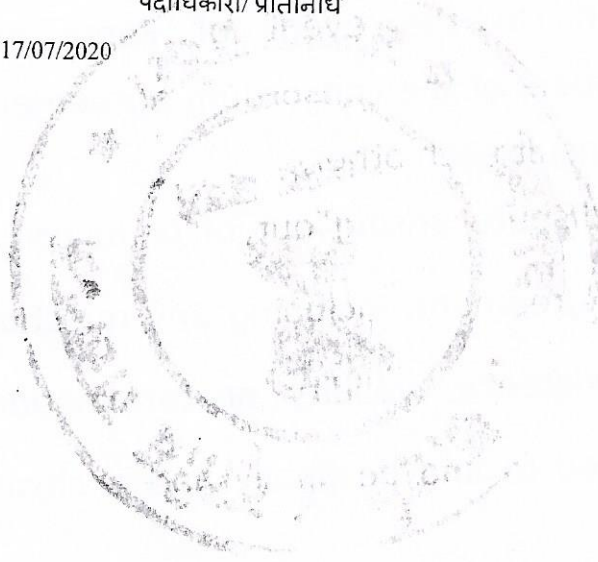
श्री. मेसर्स आनंदधाम डेवलपर्स द्वारा

सुनील उत्तरानी अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 17/07/2020

एवं 03:47:41 PM बजे

निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सज्जद प्रसाद

उप निबंधक :सदर तृतीय

लखनऊ

17/07/2020


मोहम्मद जाकिर खान

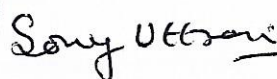
निबंधक लिपिक

by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996.


7. This Consortium Agreement embodies the entire understanding of the members with respect to the subject matter specified herein 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 Consortium Agreement shall not be binding on either party unless reduced into writing and signed by them or their duly authorized representatives.
8. All members shall be under 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 this project, shall be treated as strictly confidential by the members

Anand Dham Developers

  
Partner



For SONY BRICK FIELD

  
Proprietor









आवेदन सं०: 202000821029329

बही सं०: 4

रजिस्ट्रेशन सं०: 313

वर्ष: 2020

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

प्रथम पक्ष: 1

श्री मेसर्स आनंदधाम डेवलपर्स के द्वारा सुनील उत्तरानी,  
पुत्र श्री तीरथ दास उत्तरानी

निवासी: सी-1208 सी-ब्लॉक, इंदिरा नगर, लखनऊ

व्यवसाय: व्यापार

प्रथम पक्ष: 2

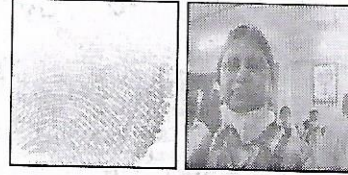
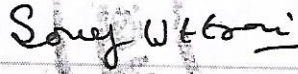


श्रीमती सोनी उत्तरानी, पत्नी श्री सुनील उत्तरानी

निवासी: सी-1064, इंदिरा नगर, लखनऊ

व्यवसाय: गृहिणी

प्रथम पक्ष: 3

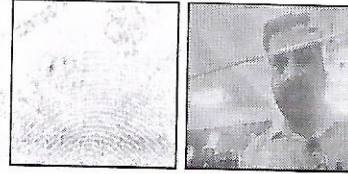


श्री विनोद कुमार उत्तरानी, पुत्र श्री स्व० टी० डी० उत्तरानी

निवासी: सी-1232 इंदिरा नगर, लखनऊ

व्यवसाय: व्यापार

प्रथम पक्ष: 4



श्रीमती सुषमा उत्तरानी, पत्नी श्री विनोद कुमार उत्तरानी

निवासी: सी-1232 इंदिरा नगर, लखनऊ

व्यवसाय: गृहिणी

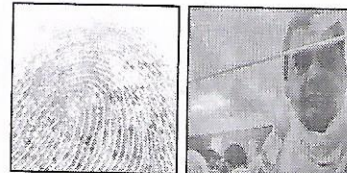
प्रथम पक्ष: 5



श्री मेसर्स सोनी ब्रिक फील्ड द्वारा प्रो० सुनील उत्तरानी, पुत्र  
श्री स्व० टी० डी० उत्तरानी

निवासी: सी-1064, इंदिरा नगर, लखनऊ

व्यवसाय: व्यापार



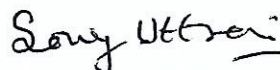


agency except the Government of Uttar Pradesh/Authority concerned.

9. Any notice required pursuant to this Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgement or sent by facsimile, to the Party at the address appearing in the beginning of this Consortium Agreement.
10. The terms and conditions of this Consortium Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh/Development Authority/Developer and mutually agreed by the Consortium members.
11. The Second Party hereby agrees to ratify and confirm all acts, deeds and things lawfully done or caused to be done by the First Party as the Lead Member pursuant to this Consortium Agreement and such acts, deeds and things shall always be deemed to have been done by the Consortium.

Anand Bharti Developers

  
Partner

  
Sony Uttari

For SONY BRICK FIELD

  
Proprietor

  
Anand





प्रथम पक्ष: 6

श्री आनन्द उत्तरानी, पुत्र श्री सुनील उत्तरानी

निवासी: सी-1064, इंदिरा नगर, लखनऊ

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

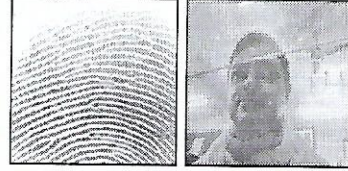
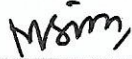
पहचानकर्ता : 1

श्री मनीष कुमार सिंह, पुत्र श्री परमानन्द सिंह

निवासी: 126/27-एस-ब्लॉक, गोविन्द नगर, कानपुर

व्यवसाय: व्यापार

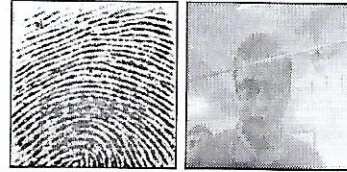
पहचानकर्ता : 2



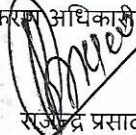
श्री रोहित सिंह, पुत्र श्री संजय सिंह

निवासी: 126/27-एस-ब्लॉक, पीली कॉलोनी, कानपुर

व्यवसाय: व्यापार



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



राजेंद्र प्रसाद

उप निबंधक : सदर तृतीय

लखनऊ

मोहम्मद जाकिर खान

निबंधक लिपिक

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

टिप्पणी :



IN WITNESS WHEREOF the members have executed this consortium agreement on this 9<sup>th</sup> Day of July, 2020 at Lucknow and have caused this consortium agreement to be signed in the manner set out below

Anand Dham Developers

Partner

Sony Uttari

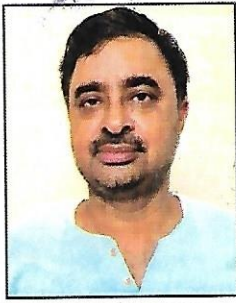
Sushma

Proprietor

Executants

WITNESSES :

Manish



1. (Manish Kumar Singh)  
s/o Sri Parmanand Singh  
r/o House No. 126/27-S  
S-Block, Govind Nagar,  
Kanpur.

Rohit Singh



2. (Rohit Singh)  
s/o Sri Sanjay Singh  
r/o House No. 126/27,  
S-Block,  
Near Mount Carmel School,  
Pili Colony, Govind Nagar,  
Kanpur.

Drafted By:

Jagdeep S. Lamba

Advocate  
Civil Court, Lucknow.  
Mob. No. 9452296917  
Regn. No. 1320/1972

Typed By:

J. Lamba

(JAGDEEP S. LAMBA)  
Civil Court, Lucknow

आवेदन सं०: 202000821029329

बही संख्या 4 जिल्द संख्या 596 के पृष्ठ 63 से 78 तक क्रमांक  
/313 पर दिनांक 17/07/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकर अधिकारी के हस्ताक्षर

राजेंद्र प्रसाद






उप निबंधक : सदर तृतीय


लखनऊ

17/07/2020





सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	
					Sunil Uttrani s/o Late T.D.Uttrani r/o C-1064, Indira Nagar, Lucknow	
					SONY UTTRANI wife of Sri Sunil Uttrani, resident of C-1064, Indira Nagar, Lucknow	
					VINOD KUMAR Uttrani son of Late T.D. Uttrani, resident of C-1232, Indira Nagar, Lucknow	
					SMT. SUSHMA UTTRANI wife of Sri Vinod Kumar Uttrani, resident of C-1232, Indira Nagar, Lucknow	
					Mr. Anand Uttrani son of Sri Sunil Uttrani resident of C-1064, Indira Nagar, Lucknow	

					<p>Manish Kumar Singh  s/o Sri Parmanand Singh  r/o House No. 126/27-S  S-Block, Govind Nagar,  Kanpur</p>	
					<p>Rohit Singh  s/o Sri Sanjay Singh  r/o House No. 126/27,  S-Block, Near Mount  Carmel School, Pili  Colony, Govind Nagar,  Kanpur</p>	