



उत्तर प्रदेश UTTAR PRADESH

1

BS 775399

CONSORTIUM AGREEMENT

This Consortium agreement is made at Ghaziabad on 10th day of August, 2022 by and

BETWEEN

Ramprastha Real Estate Pvt Ltd, D-194, Basement, Gate – 1, (Front Side), Okhla, Industrial Area, Phase – 1, New Delhi - 110020 through its authorized signatory Nitesh Kumar S/o Shri Madhav Singh, R/o A – 28, Agar Nagar, Prem Nagar - 3, Suleman Nagar, New Delhi – 110086, duly authorized vide resolution dated 04th April 2022. (First party/Lead Firm)

For Ramprastha Real Estate Private Ltd
Nitesh
Auth. Signatory

Ramprastha Builders Pvt. Ltd.

Wunder
Authorised Signatory

Sachin

9

5/7/2022

स्टाम्प करने का प्रयोगन
स्टाम्प करना का नाम व पूरा पता

स्टाम्प की घनराशि 1000 0001

सुदेश कुमार शर्मा स्टाम्प विक्रेता
टाइपोरेस नम्बर 371
प्राप्ति की अवधि 31-3-2023

आवेदन सं: 202200739121015

भागीदारी विलेख

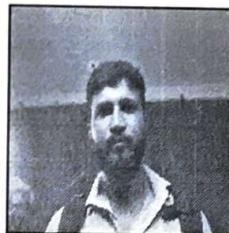
बही सं: 4

रजिस्ट्रेशन सं: 5181

वर्ष: 2022

प्रतिफल- 0 स्टाम्प शुल्क- 1800 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 80 योग : 180

श्री मैं रामप्रस्थ रियल एस्टेट प्रा० लि० द्वारा नितेश कुमार,
पुत्र श्री माधव सिंह
व्यवसाय : अन्य
निवासी: डी-194, वेसगॉट गेट-1 ओखला इण्ड ऐरिया फेस-1 नई दिल्ली



ने यह लेखपत्र इस कार्यालय में दिनांक 11/08/2022 एवं 03:20:11 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शुभम कुमार प्रभारी
उप निबंधक : सदर चतुर्थ
गाजियाबाद
11/08/2022

निबंधक लिपिक
11/08/2022

प्रिंट करें





उत्तर प्रदेश UTTAR PRADESH

2

BT 001226

And

Ramprastha Builders Pvt. Ltd., 81, first floor, Poorvi Marg, Vasant Vihar, New Delhi-110051 through its authorized signatory Shri Kunal Arora S/o Shri Ramesh Chander Arora, R/o 85, 3rd Floor, National Park, Lajpat Nagar IV, New Delhi -110024, (Owner of Khasra no.- 215, Area-2170 sqmt, Khasra No.215, Area 2170 sqmt, Khasra No.209, Area 5270 sqmt, Khasra No.197, Area 1500 sqmt, Khasra No.211, Area 400 sqmt, Khasra No.212, Area 2600 sqmt& Khasra No.210, Area 328 sqmt) duly authorized vide resolution dated 24th December 2021.(Second party)

And

Mr. Surat Singh S/o Shri Deep Chand Chaudhary R/o B. – 23/25, Kailash Colony, New Delhi - 110048, (Owner of Khasra No. 214 , Area1958 sqmt).(Third party)

For Ramprastha Real Estate Private Ltd.

Nilesh
Auth. Signator

Ramprastha Builders Pvt. Ltd.

Surat Singh
Authorised Signatory

For F. No.



10/8/2022

62

राम प्रसाद रिपार्टर

सामाजिक कानून का प्रतीक

सामाजिक कानून का वापसी का प्रतीक

कानून राम रिपार्टर

लाइसेंस नं० १० लाइसेंस नं० १०

दिनांक १० अगस्त २०२२

राम प्रसाद रिपार्टर
फॉरिंग नं० १०



आवेदन सं०: 202200739121015

बही सं०: 4

रजिस्ट्रेशन सं०: 5181

वर्ष: 2022

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

भागीदार: 1

श्री मै० रामप्रस्थ रियल एस्टेट प्रा० लि० द्वारा नितेश कुमार, पुत्र
श्री माधव सिंह

निवासी: डी-१९४, वेसमेंट गेट-१ ओखला इण्ड ऐरिया फेस-१ नई दिल्ली

व्यवसाय: अन्य

भागीदार: 2

श्री मै० रामप्रस्थ बिल्डर्स प्रा० लि० द्वारा कुनाल अरोड़ा, पुत्र श्री
रघुवंश अरोड़ा

निवासी: ८१, एफएफ, पूर्वी मार्ग, वसंत विहार, नई दिल्ली

व्यवसाय: अन्य

भागीदार: 3

श्री सूरत सिंह, पुत्र श्री दीप चन्द चौधरी

निवासी: बी-२३-२५, कैलाश कालोनी, नई दिल्ली

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: १

श्री विजेन्द्र, पुत्र श्री अनेकपाल

निवासी: एल-१८ लाहौर गाँव गांव

व्यवसाय: अन्य

1023





उत्तर प्रदेश UTTAR PRADESH

3

BS 775401

Whereas all the above mentioned parties have entered into and executed this consortium agreement for the purpose of development of Group Housing Project in the name and style of "RAMPRASTHA REAL ESTATE PVT. LTD" as lead firm and "ATTALIKA" as project title on land situated at khasra no. 197, 209, 210, 211, 212, 214 & 215 vill- Makanpur, Tehsil-Ghaziabad, Distt-Ghaziabad, admeasuring plot area, 16396.00 sqmt., the lead firm and owner of collectively referred to the parties and individually as the party.

Now this consortium agreement & its terms and conditions are witness as under:-

1. That the principle place of office of the consortium shall be Ghaziabad U.P or such other places as may be mutually decided by the consortium members.

For Ramprastha Real Estate Private Ltd

Ramprastha Builders Pvt. Ltd.


Auth. Signatory


Authorised Signatory


Authorised Signatory



11

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रजिस्ट्रेशन का तारीख

स्ट्रॉम्प करने का प्रयोजन

स्ट्रॉम्प क्रेता का नाम व पूरा पता

स्ट्रॉम्प राज्य प्राप्ति नं 2023 खाता का नं 313123

स्ट्रॉम्प की धनराशि 1000/-

सुदेश कुमार शर्मा स्ट्रॉम्प विवर

गाइसेस सम्बर 371 पहचानकर्ता : 2

प्राप्ति की तिथि 31-8-2023

स्ट्रॉम्प नं 313123 द्वारा दिया गया श्री आदित्य शुभ्र श्री विरेन्द्र

निवासी: एल-18 तहू कम्प० गांवाद

व्यवसाय: अन्य

Abhijit



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शुभ्र कुमार प्रभारी

उप निबंधक : सदर चतुर्थ

गाजियाबाद

11/08/2022

निबंधक लिपिक गाजियाबाद

11/08/2022

प्रिंट करें





उत्तर प्रदेश UTTAR PRADESH

4

AW 321723

2. That the consortium shall be formed and operate under the name and style of "RAMPRASTHA REAL ESTATE PVT. LTD" as lead firm and "ATTALIKA" as project title. Further M/S Ramprastha Real Estate Pvt Ltd. is Solely responsible for all activities regarding the project proposed to be constructed on the consortium land.
3. That the consortium has been formed with an object of development of Group Housing Project in the state of Uttar Pradesh and for submitting the Group Housing plan to the Ghaziabad Development Authority/other Govt. Authority and getting other approval from the various Govt. Dept. for development of group housing projects in the state of Uttar Pradesh.

For Ramprastha Real Estate Private Lt


Authorised Signatory

Ramprastha Builders Pvt. Ltd.


Authorised Signatory


Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

5

BS 775403

4. That the consortium shall be deemed to have come into existence with effect from the date of execution of this agreement.
5. That the consortium members have mutually decided to appoint "RAMPRASTHA REAL ESTATE PVT. LTD" as the lead firm.
6. That the Ramprastha Real Estate Pvt Ltd. as lead firm can add any member, area & Khasra in this consortium agreement without the consent of other consortium member of this agreement.
7. That the member of this consortium shall have no right to assign of the its benefit, right, and liabilities under this agreement to any other company, firm or person without obtaining the prior written permission from the members of the consortium

For Ramprastha Real Estate Private Ltd.

Nitish
Auth. Signatory

Ramprastha Real Estate Pvt. Ltd.

Gurudar
Authorised Signatory

13

स्टाम्प का तार्क.....

स्टाम्प करने का प्रयोजन.....

स्टाम्प केता का नाम व पूरा पता.....

स्टाम्प की धनराशि 1000/- 000.00/-

सुदेश कुमार शर्मा स्टाम्प विक्रेता

आईसेस नम्बर 371

ईक्स की अवधि 31-3-2023

प्राप्त वर्षीय लम्पारन्द्र राशि

Shkou

स्टाम्पपत्र नं 22 के पाठ्यक्रम संख्या



प्राप्त राशि





उत्तर प्रदेश UTTAR PRADESH

6

FY 559122

8. That the share of land owners will be decided later on according to there respective land ratio after deducting necessary development charges.
9. That the role and services of individual members shall be decided jointly and with the consent of all the parties. The first party with however be entrusted task of the proposed project. In case of any dispute the lead member shall have final say in the matter.
10. The consortium agreement shall in respect be constructed in accordance with the laws of India as amended from time to time and in the event of conflict between the provision of the consortium and he said laws the latter shall prevail.
11. All the members agree to settle amicably all disputes arising out of concerning this consortium agreement. In the event of the member failing to amicably resolve any dispute the matter shall be referred to the arbitrator to the decided mutually, whose decision shall be binding.

For Ramprastha Real Estate Private Ltd
Auth. Signatory

Ramprastha Builders PVT LTD

Nitesh
Authorised Signatory

Sudhanshu

Authorised Signatory

Q) विकास का लिए 10/8/2022

विकास का तिथि 2 अक्टूबर 1947 को 15 बजे 3 घण्टे

5-11-1988 8:50 AM 912 20
1000 20
1000 20





उत्तर प्रदेश UTTAR PRADESH

7

FY 559123

12. The waiver of any member of any breach of any terms of this consortium agreement shall not prevent the subsequent enforcement of that terms and shall not be deemed to be waiver of any subsequent breach.
13. The entire members shall be under obligation of not disclosing any information or terms of any of this consortium agreement to any third party. All documents and information exchange between the members, for the purpose of the project under the consortium agreement shall be treated as strictly confidential by the other members and not to be shared by other outside agency except the government of Uttar Pradesh.
14. Any notice required pursuant to this consortium agreement shall be given in writing and shall be delivered by hand under acknowledgement of sent by facsimile to the other party at the address appearing in the beginning of the consortium agreement.

For Ramprastha Real Estate Private Ltd

Ramprastha Builders Pvt. Ltd.

Surender

Nitesh
Auth. Sign

Surender

Authorised Signatory

(3)

10/8/2022

विजय युवाच वर्मा एस.एस. वी.वी. ३१
लाइसेन्स नं.१११ लाइसेन्स वर्मा विजय
३ वर्ष रधान कालाटे

विजय युवाच वर्मा एस.एस. वी.वी. ३१
लाइसेन्स नं.१११ लाइसेन्स वर्मा विजय
३ वर्ष रधान कालाटे





उत्तर प्रदेश UTTAR PRADESH

8

FY 559124

15. The terms and conditions of the consortium agreement may be modified/amended as may be stipulated by the government of Uttar Pradesh and as mutually agreed by the consortium members. The consortium does not have any land and shall acquire land in future & develop project as per the policies of State of U.P. and concerned authorities.
16. The consortium agreement shall be valid and enforceable till the completion of the given project.

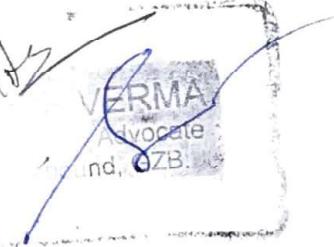
In witness whereof, the member have executed this consortium agreement on this 10th day of August, 2022 and have caused this consortium agreement to be signed on their behalf in the manner set below:

For Rampratha Real Estate Private Ltd.


Nitesh
Authorised Signatory


Dinesh
Authorised Signatory


Suresh



VERMA
Advocate
10th Floor, GZB
Sector 10, Noida, UP-201301

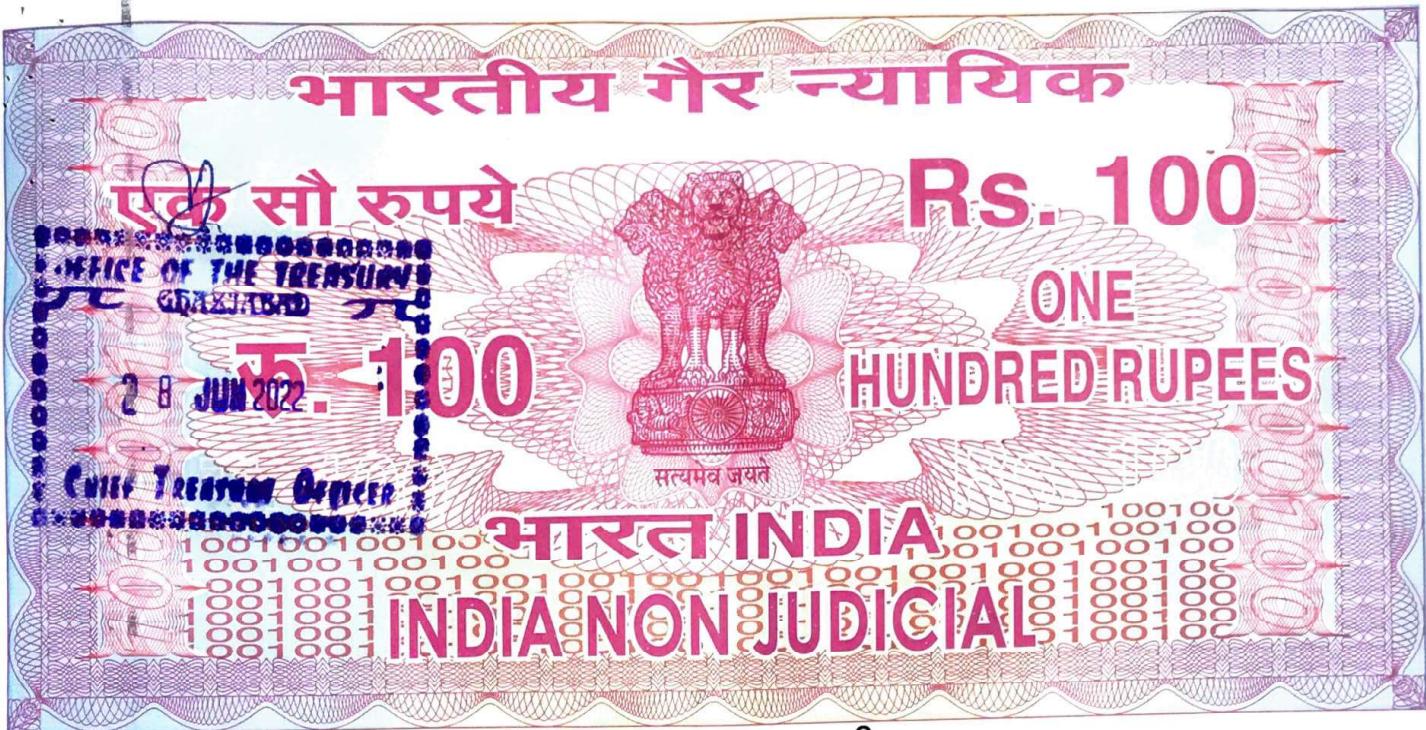


विजय विकास की लिंग
कर्म का इयाजन
का नाम व पता
कर्म का धर्मांतर

10/8/2021

विजय विकास की लिंग
लाइसेंस नं. 211 हो वी नं. 20
का नाम व पता
कर्म का धर्मांतर





उत्तर प्रदेश UTTAR PRADESH

9

FY 559117

For RAMPRASTHA REAL ESTATE PVT. LTD

For RAMPRASTHA BUILDERS PVT. LTD

For Ramprastha Real Estate Private Ltd

Ramprastha Builders Pvt. Ltd.

Auth. Signal

Authorised Signatory

Witnesses:-

1. Mr. Aditya S/o. Sh. Virender Kumar
R/o.L-18, Tehsil Compound Ghaziabad.

2. Mr. Virender Kumar S/o. Sh. Anek Pal
R/o.HNo-13, Lal Kuan Ghaziabad.



० विजय लियन वन टाइट
स्ट्रीट नं १०१ का प्राप्ति विभाग
स्ट्रीट का नाम व पता
स्ट्रीट की दार्शनिक

10/8/2022

विजय लियन एन्ड एस्ट्रीट
लाइसेन्स नं ०१११ ल०० की नामि ३१ मार्च २०
५ का दार्शनिक दार्शनिक दार्शनिक दार्शनिक

आवेदन सं: 202200739121015

बही संख्या 4 जिल्द संख्या 2482 के पृष्ठ 223 से 246 तक क्रमांक
5181 पर दिनांक 11/08/2022 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शुभम कुमार प्रभारी
उप निबंधक : सदर चतुर्थ
गाजियाबाद
11/08/2022

प्रिंट करें

RAMPRASTHA REAL ESTATE PRIVATE LIMITED

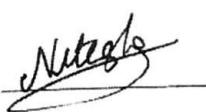
REGD. OFF.: FLAT NO.- 8, B - 23/25, KAILASH COLONY,
NEW DELHI-110048
CIN: U70102DL2014PTC268875

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD
OF DIRECTORS OF RAMPRASTHA REAL ESTATE PRIVATE LIMITED HELD ON 04TH
APRIL 2022 AT ITS REGISTERED OFFICE AT FLAT NO:-08, B-23/25, KAILASH COLONY,
NEW DELHI-110048**

"RESOLVED THAT Mr. Nitesh Kumar S/O Shri Madhav Singh R/O A - 28, Agar Nagar, Prem Nagar - 3, Suleman Nagar, New Delhi - 110086, be and are hereby severally authorised to enter into JV agreement/ consortium Agreement related to land having Khasra No. 215, 214, 209, 197, 211, 212, 210, 360 situated at land revenue of Pocket 3B, village Makanpur/Prahla Garhi, Ghaziabad and to do, execute and perform all or any of the acts applicable and to act for and in the name of the Company or in their own name and on behalf of the Company."

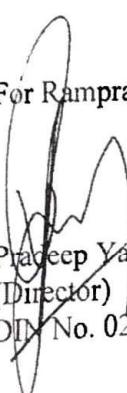
"RESOLVED FURTHER THAT Mr. Nitesh Kumar be and are hereby further authorized by the Board to do all acts, deeds, matters and things and to exercise all rights, powers, authorities, duties and discretion's as may be useful, necessary or expedient for the above purposes."

"RESOLVED FURTHER THAT Mr. Nitesh Kumar is hereby further authorized to negotiate and finalize the terms and conditions of the JV agreement/ consortium Agreement and to sign, execute and register the same with the office of concerned Sub-Registrar office and also to sign and execute all documents/ papers and to do all such acts as are necessary for the said purpose in this regard including the right to appoint an attorney to do all such on behalf of the Company."

Specimen Signature of Mr. Nitesh Kumar : 

"RESOLVED FURTHER THAT all acts done by the above named Authorized Signatories of the Company on behalf of the company for above-said acts shall be deemed to have been done by the company and the company shall be bound by the same."

Certified True Copy


For Ramprastha Real Estate Pvt Ltd.

Pradeep Yadav
(Director)
DIN No. 02245358

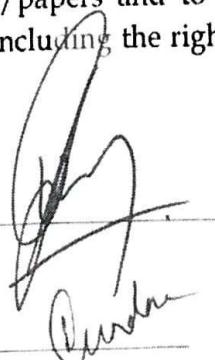
**CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF
BOARD OF DIRECTORS OF M/S RAMPRASTHA BUILDERS PVT. LTD. HELD
ON FRIDAY 24TH DECEMBER, 2021 AT 02.30 PM AT 1ST FLOOR, RAMPRASTHA
GREENS, 1ST CIRCLE, SECTOR-7, VAISHALI, GHAZIABAD-201010.**

"RESOLVED THAT Mr. Pardeep Yadav S/o Sh. Surat Singh R/o B-23-25, Kailash Colony, Delhi-110048 and Mr. Kunal Arora, S/o Sh. Ramesh Chander Arora, R/O 85, Third Floor, National Lajpat Nagar-4 New Delhi-110024, be and are hereby severally authorised to sell, develop, enter into JV agreement, consortium Agreement related to land having Khasra No. 215, 214, 209, 197, 211, 212, 210, 360 having total area admeasuring 20182 Sq. Mt. situated at land revenue of Pocket 3B, village Makanpur/Prahlad Garhi, Ghaziabad and to do, execute and perform all or any of the acts applicable and to act for and in the name of the Company or in their own name and on behalf of the Company."

"RESOLVED FURTHER THAT Mr. Pardeep Yadav and Mr. Kunal Arora be and are hereby further authorized by the Board to do all acts, deeds, matters and things and to exercise all rights, powers, authorities, duties and discretion's as may be useful, necessary or expedient for the above purposes."

"RESOLVED FURTHER THAT Mr. Pardeep Yadav and Mr. Kunal Arora is hereby further authorized to negotiate and finalize the terms and conditions of the sale agreement/JV agreement, consortium Agreement and to sign, execute and register the Agreement to Sell and the Sale Deed with the office of concerned Sub-Registrar office and also to sign and execute all documents/papers and to do all such acts as are necessary for the said purpose in this regard including the right to appoint an attorney to do all such on behalf of the Company."

Specimen Signature of Mr. Pardeep Yadav:



Specimen Signature of Mr. Kunal Arora:



Ramprastha Builders Pvt. Ltd.

Marketing Office : C-168, Ramprastha Colony, Ghaziabad-201011. Ph. 0120-4778444, Fax 0120-4104841
Regd. Office : 81, First Floor, Poorvi Marg, Vasant Vihar, New Delhi-110057 Ph 011-26141370 Website: www.ramprastha.in
CIN No. : U74899DL1980PTC010399

"RESOLVED FURTHER THAT all acts done by the above named Authorized Signatories of the Company on behalf of the company for above-said acts shall be deemed to have been done by the company and the company shall be bound by the same."

Certified True Copy

For Ramprastha Builders Pvt. Ltd.

			
(Sandeep Yadav)	(Nohar Yadav)	(Ajit Singh)	(Surat Singh)
(Director)	(Director)	(Director)	(Director)
DIN No. 00017859	DIN No. 05139353	DIN No. 00981753	DIN No. 01745956

Witness:



(Ch. Balwant Singh)

Dated :