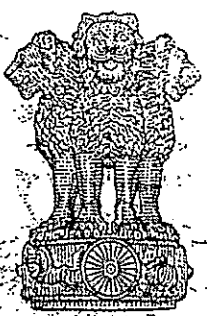


257110

भारतीय  
भारत INDIA

₹ 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

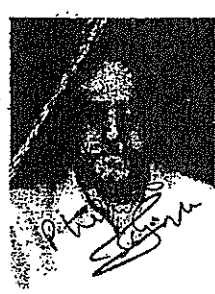
सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

M-197675



AMK 2010

7367  
121

CONSORTIUM AGREEMENT

THIS CONSORTIUM AGREEMENT is made and executed at Lucknow on this 11<sup>th</sup> day of May 2010 BY AND BETWEEN

For Elanco City Pvt. Ltd.

For TURBO REALTORS PVT. LTD.

Contd:.....2..

Authorised Signatory

Authorised Signatory

For Artistry Construction Pvt Ltd.  
  
Authorised Signatory

Erudite Constructions Pvt. Ltd.

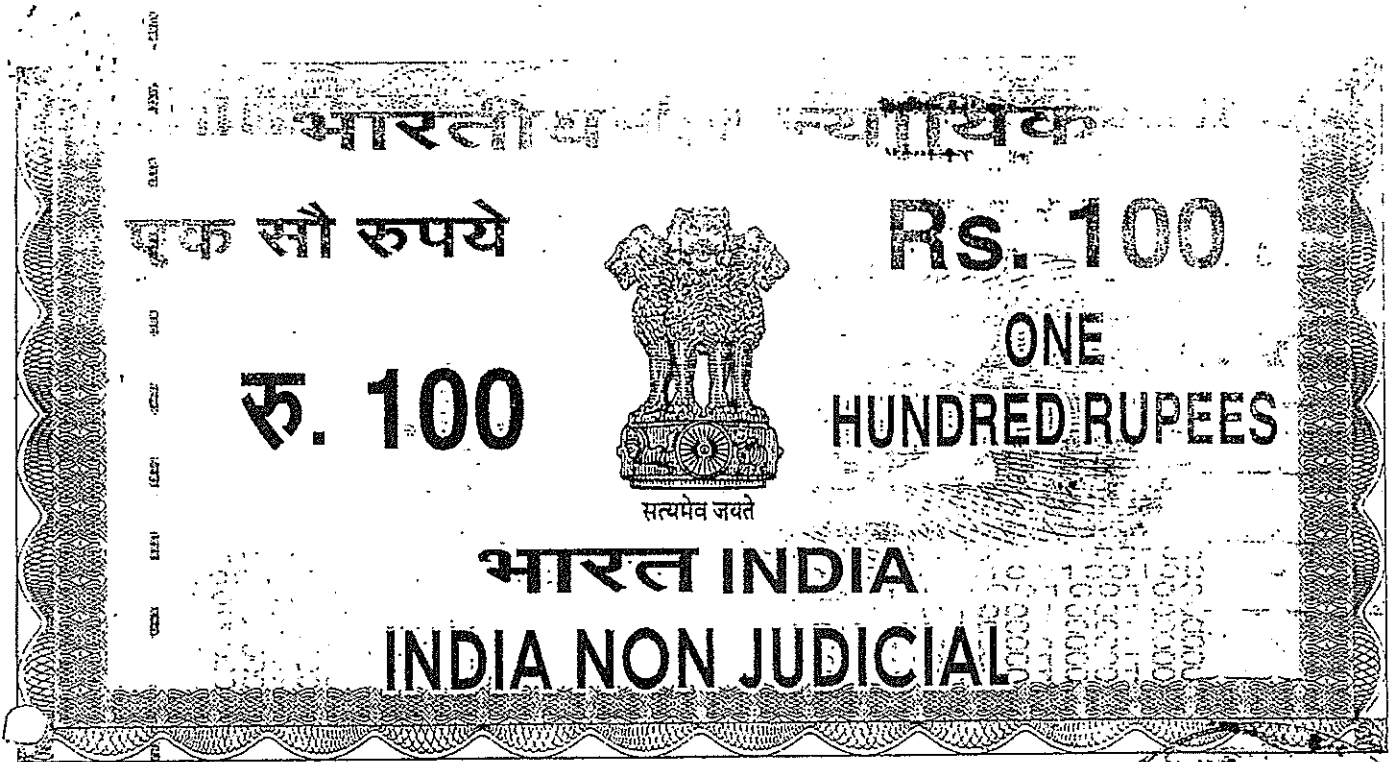
Authorised Signatory

Utsav Construction Pvt. Ltd.

Authorised Signatory

7/02 Construction Pvt. Ltd.

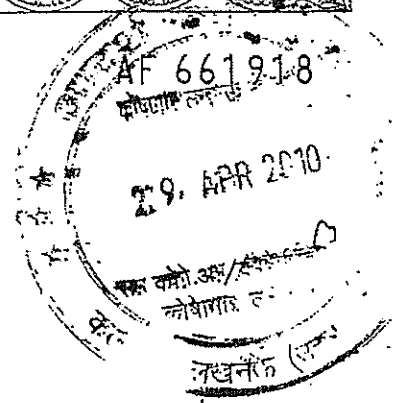
Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH



*Jushao*



-2-

Eldeco City Pvt. Ltd., (formerly known as Horizon Infracon Ltd.,) a lead member of a Consortium duly registered with Sub Registrar-II, Lucknow, vide Book No. 4, Vol. No. 232, Pages 13 to 34 at Serial No. 427, registered on 27.10.2006 having its Registered Office at

For Eldeco City Pvt. Ltd.

For TURBO REALTORS PVT. LTD.

Contd.....3..

*[Signature]*  
Authorised Signatory

*[Signature]*  
Authorised Signatory For Artistry Construction Pvt Ltd.

*[Signature]*  
Authorised Signatory

Erudite Constructions Pvt. Ltd.

Utsav Construction Pvt. Ltd.

Twa Construction Pvt. Ltd.

*[Signature]*  
Authorised Signatory

*[Signature]*  
Authorised Signatory

*Jushao*  
Authorised Signatory

एक सौ रुपये

रु. 100



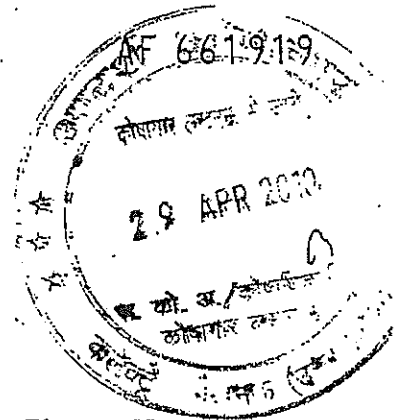
सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH



-3-

SU-12 & 13, Bhikaji Cama Bhawan, Bhikaji Cama Place, New Delhi- 110 066, now at 201-212, 2<sup>nd</sup> Floor, Plot No. 3, Splendor Forum, District Centre, Jasola, New Delhi, and Corporate Office at 2<sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri T.K. Dikshit, S/o Late C.S. Dikshit R/o B-703, Mahanagar, Lucknow, duly

For Eldeco City Pvt. Ltd. For TUREC :

*[Signature]*

Authorised Signatory  
Erudite Constructions Pvt. Ltd.

*[Signature]*  
Authorised Signatory

*[Signature]*

Authorised Signatory For Artistry Construction Pvt Ltd.

Contd.....4...

*[Signature]*  
Authorised Signatory

Utsav Construction Pvt. Ltd.

*[Signature]*  
Authorised Signatory

Twa Construction Pvt. Ltd.

*[Signature]*  
Authorised Signatory

authorized by Board Resolution dated 05.09.2006 (hereinafter referred to as the **FIRST PARTY** which term shall mean and include its administrators, executors, successors, assigns and/or nominees) of the First Part;

AND

(1) **Turbo Realtors (P) Ltd.**, a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. U7010DL2006PTC152558, having its Registered Office at SU-12 & 13, Bhikaji Cama Bhawan, Bhikaji Cama Place, New Delhi- 110 066, through its Authorized Signatory, Sri Ghanshyam Mishra S/o Sri Late Sri Tara Dutt Mishra, R/o 556-D, Sector-II, Near DPS, Eldeco Colony, Raibareilly Road, Lucknow, duly authorized by Board Resolution dated 24.06.2009, (2) **Artistry Construction (P) Ltd.**, a company registered under the Indian Companies Act, 1956 in

For Eldeco Pvt. Ltd.

Authorized Signatory

For Eldeco Pvt. Ltd.

Authorized Signatory

For TURBO REALTORS PVT. LTD.

Authorized Signatory

Contd.....5..

For Artistry Construction Pvt Ltd.

Authorized Signatory

Lushao

U.P. vide Registration No. U45400UP2007PTC033252, having its Registered Office at First Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory, Sri A.B. Singh, S/o Late Sri R.S. Singh, R/o House No. 4, Dev Nagar Colony, Sector-8, Indira Nagar, Lucknow, duly authorized by Board Resolution dated 30.06.2009, **(3) Erudite Constructions (P) Ltd.**, a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. U45400UP2007PTC033576, having its Registered Office at First Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory, Sri Pradeep Kumar Mishra, S/o Sri R.S. Mishra, R/o 551 Jha/151, Ram Nagar, Kanpur Road, Alambagh, Lucknow, duly authorized by Board Resolution dated 30.06.2009, **(4) Utsav Constructions (P) Ltd.**, a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. U45400UP2007PTC034029, having its Registered Office at First Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory, Sri K. Arun Srivastava, S/o Sri Rama Kant Srivastava, R/o 521/214, Rama Niwas, Bara Chandganj, Aliganj, Lucknow, duly authorized by Board

For Elder: Mr. L. P. T. U.

Authorized Signatory

Erudite Constructions Pvt. Ltd.

Authorized Signatory

Signatory

Contd. .... 6.

For Artistry Construction Pvt. Ltd.

Authorized Signatory

Lukhop

Resolution dated 26.06.2009, (5) **Dua Constructions (P) Ltd.**, a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No.U45400UP2007PTC034022, having its Registered Office at First Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory, Sri Tushar Kapoor, S/o Late Sri Jagdish Kumar Kapoor, R/o D-1/84, Sector-F, Jankipuram, Lucknow, duly authorized by Board Resolution dated 26.06.2009 (hereinafter jointly & severally referred to as the **SECOND PARTY** which term shall mean and include their respective administrators, executors, successors, assigns and/or nominees) of the Second Part;

**WHEREAS**, the Party of the First Part formed Consortium with an object of construction and development of Integrated Township under the policy of State Government for development of a Housing Scheme at Villages- Muttakipur, Mubarakpur, Taraya and Kamlabad-Badholi, IIM Road, Lucknow, has been granted a License for development of Integrated Township in the State of U.P. vide License No. 900/VC/T.P./2008 dated 24<sup>th</sup> Oct. 2008 issued by the Lucknow Development Authority, Lucknow, vide registered agreement of Consortium referred to above.

For Elder

26.06.2009 For **TURBO REALTORS PVT. LTD**  
Authorized Signatory

**Erudite Constructions Pvt. Ltd.**

P. Manoj  
Authorized Signatory

**Wiser Constructions Pvt. Ltd.**

Ph  
Authorized Signatory

Contd.....7  
For **Artistry Constructions Pvt Ltd.**  
Authorized Signatory

Tushar

**अनुबंध विलेख**

100.00 20 120.00 1,000  
फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल

एलडिको सिटी प्रा0लि0द्वारा अधि.हस्ता.टी.के.दीक्षित  
स्व0सी0एस0दीक्षित

पुत्र श्री  
व्यवसाय नौकरी

निवासी रथार्या बी-703 महानगर लखनऊ  
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 11/5/2010 समय 2:50PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

अखिलेश दूबे  
उप निबन्धक (द्वितीय)

लखनऊ.

निष्पादन लेखपत्र वाद सुनने व समझने मजमून

प्रथम पक्ष

द्वितीय पक्ष

11/5/2010

एलडिको सिटी प्रा0लि0द्वारा  
अधि.हस्ता.टी.के.दीक्षित  
पुत्र श्री स्व0सी0एस0दीक्षित  
पेशा नौकरी  
निवासी बी-703 महानगर लखनऊ

टरबो रियल्टर्स प्रा.लि.द्वारा अधि.हस्ता.घनश्याम मिश्रा  
पुत्र श्री तारा दत्त मिश्रा  
पेशा नौकरी  
निवासी 66/6 डी एलडिको कालोनी रायबरेली रोड  
लखनऊ



आर्टिस्ट्री कॉन्स0प्रा0लि0द्वारा  
अधि.हस्ता.टी.के.दीक्षित  
पुत्र श्री स्व0सी0एस0दीक्षित  
पेशा नौकरी  
निवासी मुकाम 14 सेक्टर 14 रायबरेली नगर लखनऊ

इरुडाइट कांस्ट.प्रा.लि.द्वारा अधि.हस्ता.प्रदीप कुमार  
पुत्र श्री आर0एस0मिश्रा  
पेशा नौकरी  
निवासी राम नगर कालीपुर आलमबाग लखनऊ

विप्लव कांस्ट.प्रा.लि.द्वारा अधि.हस्ता.के.अरुण  
श्रीवास्तव  
पुत्र श्री रमा कान्त श्रीवास्तव  
पेशा नौकरी  
निवासी रमा निवास बडा चांदगंज अलीगंज लखनऊ



AND WHEREAS, the First Party with a view to carry on fast and effective development, desires some more companies to join hands with them, negotiated with the Party of the Second Part, the other subsidiaries of the First Party and after due negotiation, the Party of the Second Part, have agreed to join and form the Consortium to achieve the object of the Consortium formed & constituted by the First Party.

**NOW THIS MOU WITNESETH AS UNDER: -**

1. That the Party of the Second Part agrees to join the Consortium formed by the First Party for the construction and development of Integrated Township relating to land forming part of the License granted by the Lucknow Development Authority, Lucknow, to the First Party & or upon the land as may further be allowed to be included under the existing License upon the request of the First Party. *There is no transfer of land through this instrument by any of the parties to this instrument.*
2. That all the terms and conditions of the Consortium duly registered & formed by First Party and that of the Integrated Township policy under which the License has been granted to the First Party shall be binding and applicable upon the Second Party which terms the Second Party undertakes to abide fully.

For First Party: *[Signature]*  
Authorized Signatory  
For TURBO... PVT. LTD.  
Contd.....  
For Artistry Construction Pvt Ltd  
Authorized Signatory  
Erudite... Pvt. Ltd.  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory





दुआ कान्स.प्रा.लि.द्वारा अधि.हस्ता.तुषार कपूर  
पुत्र श्री स्व० जगदीश कुमार कपूर  
पेशा नौकरी  
निवासी डी-1/84 सेक्टर एफ जानकीपुरम लखनऊ

*Lusha*



ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री वृजेन्द्र सिंह

पुत्र श्री तीरथ राज सिंह

पेशा नौकरी

निवासी अलीगंज लखनऊ

व श्री सर्वेश कुमार गुप्ता एडवो०  
सिविल कोर्ट लखनऊ

पेशा

निवासी

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

*Signature*



*Signature*  
AW



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अखिलेश दूबे  
उप निबन्धक (द्वितीय)  
लखनऊ.

11/5/2010



WITNESS:


1. ~~Sri V. S. Srinivasan~~ Adv  
(VINEET S RIVASNAH)  
Advocate  
Civick Court HCO

For Eideco City Pvt. Ltd.  
*[Signature]*  
 First Party  
 Authorized Signatory

2. Prakash Sharma  
(Prakash Sharma)  
Adv.  
Civil Court No.

Second Party  
- ~~CONFIDENTIAL~~ -  
- CONFIDENTIAL -  
- CONFIDENTIAL -

For Artistry Construction Pvt Ltd.  
2.  
*Authorized Signatory*

3.   
Authorized Signa

4.

5. Lushai  
Authorized Signatory

Drafted By: Amela  
AA

Typed By: 

प्रथम पक्ष

Registration No.: 257

Year : 2,010

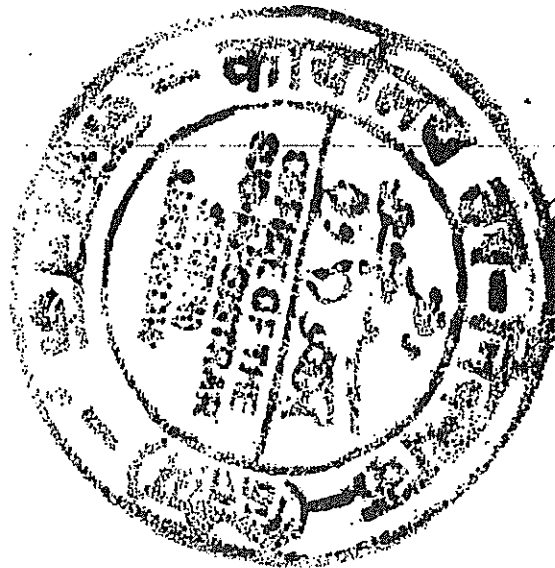
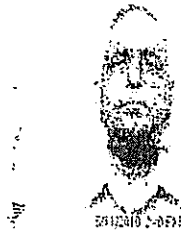
Book No. : 4

0101 एलडिको सिटी प्रा0लि0द्वारा अधि.हस्ता.टी.के.दीक्षित

स्व0सी0एस0दीक्षित

बी-703 महानगर लखनऊ

नीकरी

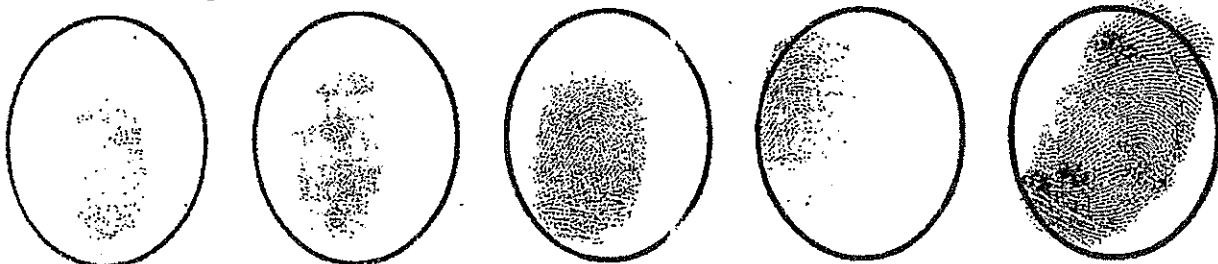


रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन  
हेतु फिंगर्स प्रिन्ट्स

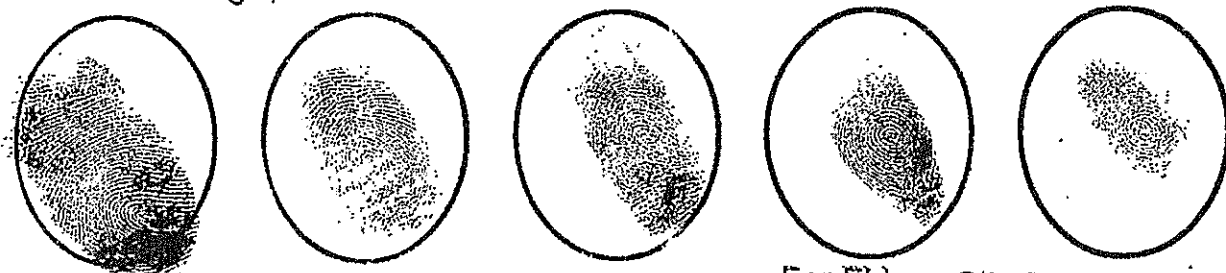
प्रस्तुतकर्ता/विक्रेता का नाम व पता :- T. K. Dikshit S/o Late C. S. Dikshit

B-703 Mahanagar, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



For Eldeco City Pvt. Ltd.

प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

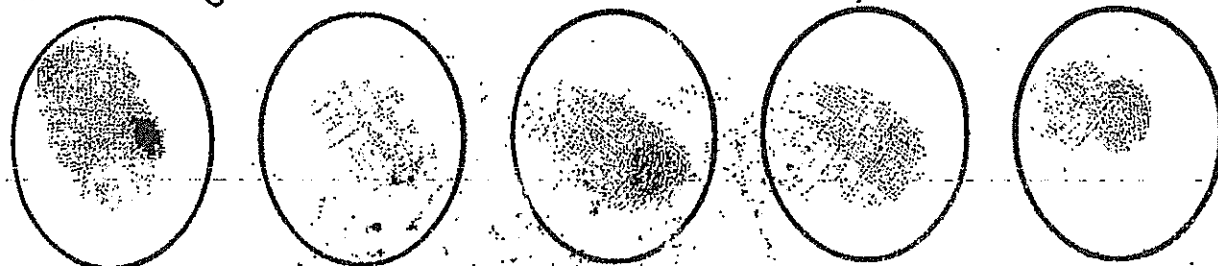
Authorised Signatory

विक्रेता/क्रेता का नाम व पता :-

Ghanashyam Mishra S/o Late Sri Tara Dul Mishra

SS6-D, Sector-II, Near DPS, Eldeco Colony Raibareilly Road, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



For TURBO SCANNERS & FAST LTD.

विक्रेता/क्रेता के हस्ताक्षर

Authorised Signatory

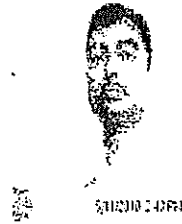
## द्वितीय पक्ष

Registration No. : 257

Year : 2,010

Book No. : 4

- 0201 टरबो रियल्टर्स प्रा.लि.द्वारा अधि.हस्ता.घनश्याम मिश्रा  
तारा दत्त मिश्रा  
556डी एल्लिको कालोनी रायबरेली रोड लखनऊ  
नौकरी



- 0202 आर्टिस्ट्री कान्स0प्रा0लि0द्वारा अधि0हस्ता0ए0बी0सिंह  
स्व0आर.एस.सिंह  
मकान सं-4 सेक्टर -8 इन्दिरा नगर लखनऊ  
नौकरी



- 0203 इरुडाइट कान्स.प्रा.लि.द्वारा अधि.हस्ता.प्रदीप कुमार मिश्रा  
आर0एस0मिश्रा  
राम नगर कानपुर आलमबाग लखनऊ  
नौकरी



- 0204 उत्सव कान्स.प्रा.लि.द्वारा अधि.हस्ता.के.अरुण श्रीवास्तव  
रमा कान्त श्रीवास्तव  
रमा निवास बडा चांदगंज अलीगंज लखनऊ  
नौकरी

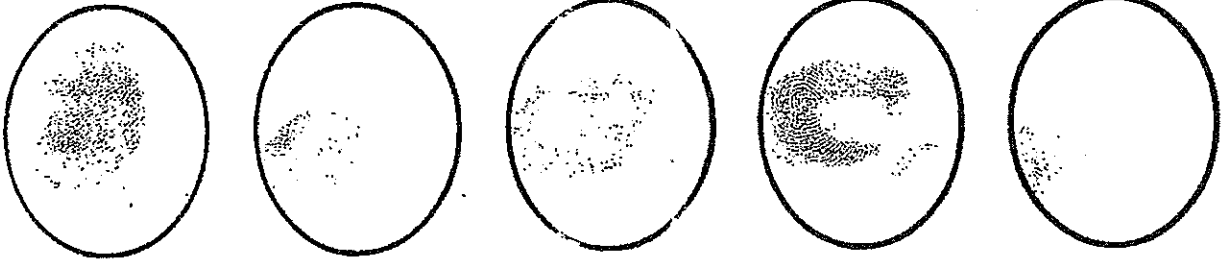


रजिस्ट्रेशन अधिनियम-190 की धारा 32-ए, के अनुपालन  
हेतु फिंगर प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- A.B. Singh S/o Late. Sri R.S. Singh

House No. 4, Dev Nagar Colony, Sector-8, Indira Nagar, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



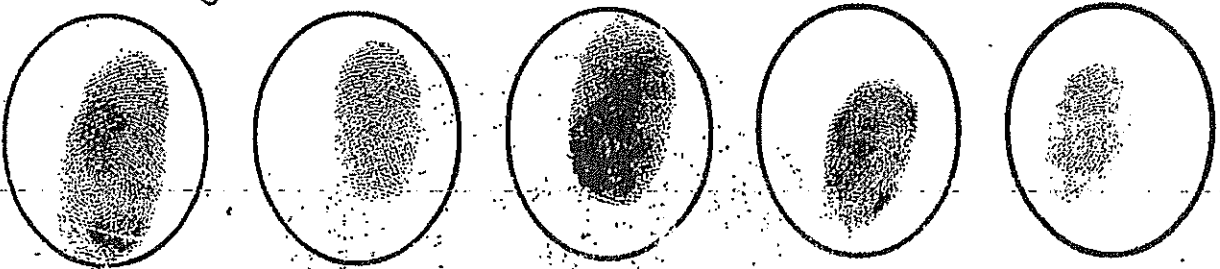
दाहिने हाथ के अंगुलियों के चिन्ह :-



प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर  
विक्रेता/क्रेता का नाम व पता :- Pradeep Kumar Mishra S/o S.R. S. Mishra

551 Jha/151 Ram Nagar, Kanpur Road, Alambagh, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



Erudite Constructions Pvt. Ltd.

विक्रेता/क्रेता के हस्ताक्षर

*[Signature]*  
Authorized Signatory

द्वितीय पक्ष

Registration No. : 257

Year : 2,010

Book No. : 4

0205 दुआ कान्स.प्रा.लि.द्वारा अधि.हस्ता.तुषार कपूर  
स्व0 जगदीश कुमार कपूर  
डी-1/84 सेक्टर एफ जानकीपुरम लखनऊ  
नौकरी

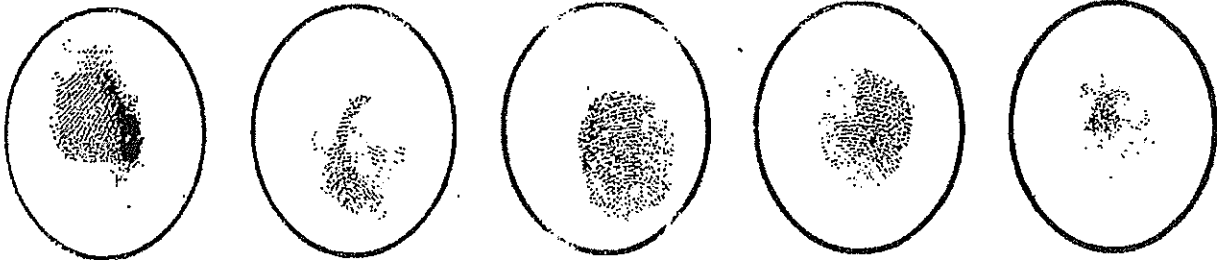


रजिस्ट्रेशन अधिनियम-190 की धारा 32-ए, के अनुपालन  
हेतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- K. Anun Srivastava S/o Sri Ram Kant Srivastava

521/214 Rama Niwas, Bara Chandgany, Aligarh, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



Utsa

प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

विक्रेता/क्रेता का नाम व पता :-

Tushar Kapoor S/plato Sri Jagdish Kumar Kapoor, Aligarh

D-1/84, Sector - F, Jankipuram, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



Tushar  
विक्रेता/क्रेता के हस्ताक्षर  
Author



आज दिनांक 11/05/2010 को

वही सं. 4 जिल्द सं. 308

पृष्ठ सं. 347 से 368 पर कमांक 257

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अखिलेश दूबे

उप निबन्धक (द्वितीय)

लखनऊ.

11/5/2010

