



उत्तर प्रदेश UTTAR PRADESH

BS 773962

### CONSORTIUM DEED

Stamp Paper: 1000/-

This Consortium Deed is made at Ghaziabad on this -23<sup>rd</sup> day of November, 2021

The M/s. **AVS INDIA INFRAPROP LLP** (PAN: ABWFA5161B) a LLP incorporated under the provisions of the the Limited Liability Partnership Act, 2008, and having its registered office at GF-38, Indra Prakash Building, 21, Barakhamba road, Cannaught Place, New Delhi-110001, hereinafter referred to as the Developer Company represented through its Disgnated Partner **Sh. DEVENDRA SINGH** S/o Late. Kali Charan R/o. H.No-28, Sector-5, Chiranjeev Vihar, Ghaziabad, (Aadhar Card No : 242421833052), who is duly authorized to enter into agreement by resolution dated 22/11/2021 passed by its Board of Partners which expression shall unless repugnant to the context hereof mean and include its successors, nominees and assigns of the **First Party**,

For AVS India Infraprop LLP  
Devendra Singh  
Designated Partner

11/11/2021  
Devendra Singh

सन्तोष खन्ना



F 8 NOV 2021

क्रम सं० 28

तिथि

CONSORTIUM DEED

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता

AVS INDIA INFRAROP LLP Partner DAVENDRA

SINGH of Late Kali chand

स्टाम्प की धन राशि 1000 -

अंकु विकास धीरभान - स्टाम्प विक्रेता

लाईसेंस नं० 461, गाजियाबाद

लाईसेन्स की अवधि 31-03-20 22 27

चै० नं० 53, तहसील कम्पाउन्ड, गाजियाबाद



India Infrop LLP

Designated Partner

And

**Mr Raj Kumar** S/o late Harkesh, and **Shri Lakshya Tyagi** s/o Late Deepak, And **Smt. Jyoti Tyagi** W/o Late Deepak and **Smt. Santosh** W/o Late Subhash and **Smt. Arti (Alias) Palak Tyagi** D/o Sh. Deepak Tyagi all residence of Village Noor Nagar, Tehsil Ghaziabad, District Ghaziabad, U.P.

Shri.Raj Kumar Aadhar card no-545963294433.

Shri.Lakshya Tyagi Aadhar card no-799132014278

Smt.Jyoti Tyagi Aadhar Card no-361735930567

Smt.Santosh Aadhar Card no-508264672149

Smt.Arti (Alias) Palak Tyagi Aadhar Card no -877743153035

For AVS India Infraprop LLP

Designated Partner

ज्योति सन्तोष

① Tyagi Tyagi (सन्तोष)



आवेदन सं०: 202100739136020

भागीदारी विलेख

बही सं०: 4

रजिस्ट्रेशन सं०: 4745

वर्ष: 2021

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 80 योग : 180

श्री मैसर्स ए वी एस इण्डिया इन्फ्राप्रोप एलएलपी द्वारा  
देवेन्द्र सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री काली चरन  
व्यवसाय : अन्य  
निवासी: चिरंजीव विहार गाजियाबाद

देवेन्द्र सिंह



श्री, मैसर्स ए वी एस इण्डिया इन्फ्राप्रोप एलएलपी द्वारा

देवेन्द्र सिंह अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 23/11/2021 एवं 06:41:30

PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मंजूर अहमद प्रभारी  
उप निबंधक : सदर द्वितीय  
गाजियाबाद  
23/11/2021

विश्वीत कुमार -  
निबंधक लिपिक



J.J. Gopal Singh &amp; Co. Pvt. Ltd.

Registered Partner



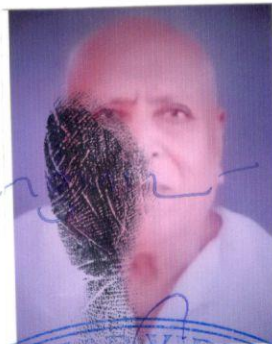
Who are all major and duly competent to enter into this consortium as per revenue record of village Noor Nagar, district Ghaziabad which expression shall unless repugnant to the context hereof mean and include its successors, nominees and assignee and attorney holder herein jointly called second party.

And above said the Second Party jointly execute a GPA in favour of **AVS INDIA INFRAPROP LLP** in relation to represent consortium and submit necessary applications/ documents to get necessary sanctions/permissions for the project from or before various Government Department or Authorities.

For AVS India Infraprop LLP

Designated Partner

ज्योति शर्मा नोप (T) Yagi Pyagi रजिस्ट्रार



आवेदन सं०: 202100739136020

बही सं०: 4

रजिस्ट्रेशन सं०: 4745

वर्ष: 2021

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

भागीदार: 1

श्री मैसर्स ए वी एस इण्डिया इन्फ्राप्रोप एलएलपी के द्वारा देवेन्द्र सिंह, पुत्र श्री काली चरन

निवासी: चिरंजीव विहार गाजियाबाद

व्यवसाय: अन्य

भागीदार: 2

श्री राज कुमार, पुत्र श्री स्व हरकेश

निवासी: ग्राम नूर नगर गाजियाबाद

व्यवसाय: अन्य

भागीदार: 3

श्री लक्ष्म्य त्यागी, पुत्र श्री स्व दीपक

निवासी: ग्राम नूर नगर गाजियाबाद

व्यवसाय: अन्य

भागीदार: 4

श्रीमती ज्योति त्यागी, पत्नी श्री स्व दीपक

निवासी: ग्राम नूर नगर गाजियाबाद

व्यवसाय: अन्य

भागीदार: 5

श्रीमती सन्तोष, पुत्री श्री स्व सुधाष

निवासी: ग्राम नूर नगर गाजियाबाद

व्यवसाय: अन्य

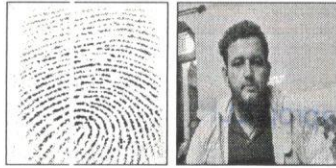
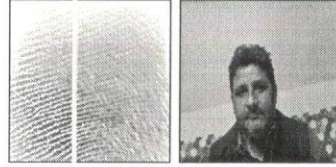
भागीदार: 6

कुमारी आरती उर्फ पलक त्यागी, पुत्री श्री दीपक त्यागी

निवासी: ग्राम नूर नगर गाजियाबाद

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान





**NOW THIS CONSORTIUM AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSED AS UNDER:-**

**1. Lead Member:-**

All the Consortium Members have mutually decided to appoint **M/s. AVS INDIA INFRAPROP LLP** a company incorporated under the provisions of the LLP act, 2008, having its registered office at GF-38, Indra Prakash Building, 21, Barakhamba road, Cannaught Place, New Delhi-110001.

**2. Date of Commencement/Principal Place:-**

That this Consortium shall be deemed to have come into existence with effect from **23./11/2021** The Principal Place of business of the Consortium shall be Village Noor Nagar, (Rajnagar Extension) Ghaziabad (U.P.)

For AVS India Infraprop LLP

Designated Partner



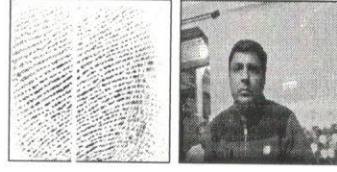
ज्योति सनगोल (T) Yagi Pujari रीतकमल

## पहचानकर्ता : 1

श्री अरुनीश त्यागी, पुत्र श्री नगीन त्यागी

निवासी: नूननगर गाजियाबाद

व्यवसाय: अन्य

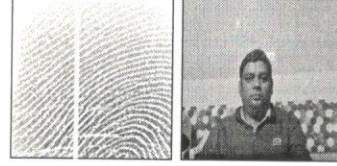


## पहचानकर्ता : 2

श्री प्रसन्न शिरोमणि, पुत्र श्री संतोष कुमार शर्मा

निवासी: नन्दग्राम गाजियाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मंजूर अहमद प्रभारी

उप निबंधक : सदर द्वितीय

गाजियाबाद

विनीत कुमार -

निबंधक लिपिक

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



### 3. Shareholding basis in Consortium:-

M/s- AVS INDIA INFRAPROP LLP shall act as a lead member of the consortium jointly gives GPA to M/s- AVS INDIA INFRAPROP LLP in relation of the said project, as per compound map between the first and second party exact area described in annexure MAP and same shall be final and binding as per map, nor first party neither second party will infringe in the area of another party ever as per map, both other parties shall have right towards transfer of their share in his favour or any through GPA dated 23/11/2021 duly executed by second party.

4. That the consortium has been formed with an object of development of scheme/project in the state of Uttar Pradesh and for submitting the Layout plan/Building Plan to concern the development Authority/other authorities RERA (Real Estate Regularity Authority) and getting other approval NOCs from the various Govt. Dept. For development of scheme/project in the state of Uttar Pradesh.

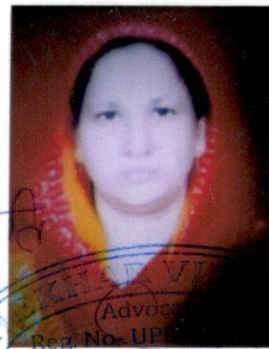
For AVS India Infraprop LLP

Designated Partner

सन्तोष सन्तोष (T) yaagi Kyagi रानुमा



ज्योति  
ज्योति





For AVE India Infotrap LLP

Designated Partner



### 5. Purpose of consortium

The purpose of this Consortium is to specify the responsibilities of the parties toward the execution of the scheme/project including, preparation of detailed project Report, securing of clearances, execution of joint development and construction works, maintenance of service and management and disposal of properties and to set our further rights and obligations of the parties supplementing but not conflicting with those present in this Consortium. The second party will be the owner of fifty three percent as per the approved plan, the owner of the remaining project will be the first party firm.

### 6. Defects in title deed:-

That the Second party declares that the said scheme/project are free from all sorts of charges, liens, disputes, court injunction, prior sale, prior agreement to sell or any other encumbrance whatsoever, in the event any such encumbrance is found and/ or notified, the second party shall immediately rectify the same at its own costs within fifteen days of its coming to notice. In default by the First Party, the Second Party shall be entitled to get the encumbrance removed at the cost of the First Party and to recover costs by way of law from Second Party share. The Second party shall fully indemnify the first Party against any losses, claims, damages etc., as may be caused to the first Party.

### 7. Bank account/ Validity:-

The bank account(s) shall be opened in the name of the First Party/Lead Member. That during the continuance of this Consortium the books of account of the Consortium shall be closed every year on 31<sup>st</sup> Day of March.

49-3-13  
Designated Partner

ज्योति रानमोल @Tyagi Tyagi राजकुमार





Designated Partner



**8. Right & Duties of Members:-**

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

**9. Governing Law/ Waiver:-**

This Consortium Deed 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 provisions of this Consortium Deed and the said laws the latter shall prevail. The waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent enforcement of that term shall not deemed to be waiver of any subsequent breach.

**10. Confidentiality/ term:-**

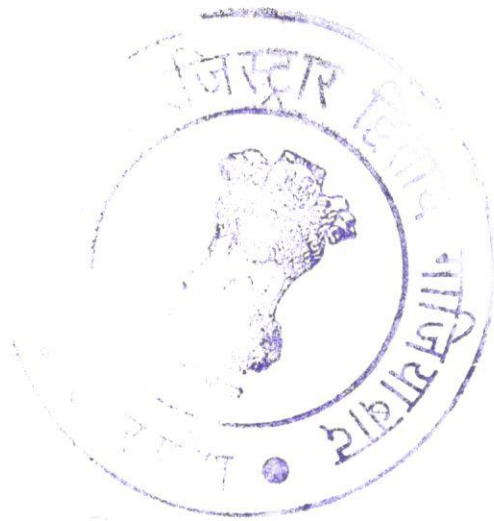
All the members shall be under obligation not be disclose any information of terms of the Consortium Deed to any party. All documents and information exchanged between the members, for the purpose of the project under the Consortium shall be treated as strictly confidential by the other members and shall not be shared by any other outside agency except the Government of Uttar Pradesh or any other applicable legal authority.

For AVS India Infra Prop LLP

Designated Partner

Handwritten signature in blue ink, appearing to read "Yagi" with additional markings.





For AVS Inc. itaprop LLP

Designated Partner



### 11. Miscellaneous/ Liability:-

Nothing in this shall be constructed providing for the sharing of the profit & loss arising out of the efforts of any of the members except as may be provided for in any resultant sub-contract or Consortium Deed between the members. In no event shall the members of this Consortium Deed have any obligation or liability to the other or shall any remedy be available to the other members, except as expressly written herein. No party shall be liable for any financial compensation arising out of the terminations 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 howsoever caused, whether as a consequence of the negligence of the one member or otherwise, Both the members shall be responsible for their direct or indirect tax liability for their own share and no one can claim for any tax liability for the share of another member. Lead member would be responsible of any mishappening during the time of construction of Project or any tax liability arises out of their own part in project. The second party will be the owner of fifty three percent as per the approved plan, the owner of the remaining project will be the first party firm. That the both parties are bounded not to allowed the below activities in the building, Both parties shall not Allowed/Permit in any condition Row Meat shop, wine shop/Bear shop, and above services fully restricted in said premises.

### 12. Notice:-

Any notice required pursuant to the Consortium Deed shall be given writing and shall be delivered by hand under acknowledgement of sent by facsimile to the party at the address appearing in the beginning of the Consortium Agreement.

For AVS India Infraprop LLP  
  
 Designated Partner

उत्तराखण्ड राज्य  
 २५-११-१९९९

21/11/19



Designated Partner  
For AVS India Infraprop LLP



**13. Termination:-**

This Consortium Deed shall be terminated upon the arrival of the first of the following event:-

1. Rejection of the proposal by the Government of Uttar Pradesh
2. Upon completion of project.

**14. Arbitration:-**

All the members agree to settle amicable all dispute arising out of or concerning the consortium Deed. In the event of the members failing to amicably resolve any dispute in the foregoing manner, matter shall be referred to the arbitrator to be decided mutually, whose decision shall binding on all the members.

For AVS India Infraprop LLP  
99-3-1111  
Designated Partner

जयति

सन्तोष

① Tyagi Rajni Ramesh




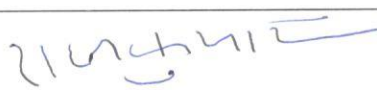
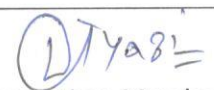


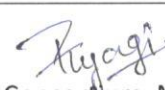
Page 100

Design: 3 Pages



### Role and Responsibility of Each Member of the Consortium.

(Describe the Role and Responsibility of Each Member of the Consortium)

S. NO.	Type of Member	Roles and responsibilities
1	<b>Lead Member</b> <b>(First Party)</b> M/s AVS INDIA INFRAPROP LLP GF-38, Indra Prakash Building, 21, Barakhamba road, Cannaught Place, New Delhi-110001  Phone No.- 9990686845	<b>For AVS India Infraprop LLP</b>  <b>Designated Partner</b> Project Management and submission of building plan, getting approval/ NOCs from the various Govt. Dept., Disposal of Properties/Units, and all Construction Work.
2	<b>Member-</b> <b>(Second Party)</b> Shri Raj Kumar S/o Late Harkesh Address:- Village Noor Nagar, Tehsil Ghaziabad, District Ghaziabad, U.P.	 Consortium Member
3	<b>Member-2</b> <b>(Second Party)</b> Shri Lakshya Tyagi S/o Late Deepak Address:- Village Noor Nagar, Tehsil Ghaziabad, District Ghaziabad, U.P.	 Consortium Member
4	<b>Member-3</b> <b>(Second Party)</b> Smt. Jyoti Tyagi W/o Late Deepak Address:- Village Noor Nagar, Tehsil Ghaziabad, District Ghaziabad, U.P.	Consortium Member 
5	<b>Member-4</b> <b>(Second Party)</b> Smt. Santosh W/o Late Subash Address:- Village Noor Nagar, Tehsil Ghaziabad, District Ghaziabad, U.P.	 Consortium Member
6	<b>Member-5</b> <b>(Second Party)</b> Arti (Alias) Palak Tyagi D/o Deepak Tyagi Address:- Village Noor Nagar, Tehsil Ghaziabad, District Ghaziabad, U.P.	 Consortium Member

For AVS India Infroprop LLP

Designated Partner



IN WITNESS WHEREOF of members have executed this Consortium Deed on this 23 day of 11/ 2021 and have caused this Consortium Agreement to be signed on their behalf in the manner set below:-

### First Party

M/s AVS INDIA INFRAPROP LLP  
for AVS India Infraprop LLP

  
Designated Partner

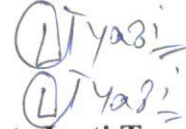
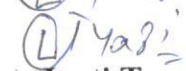
Authorized Signatory

### Second Party

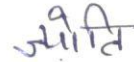
1. Shri Raj Kumar



2. Shri Lakshya Tyagi

3. Smt. Jyoti Tyagi



4. Smt. Santosh



5. Arti(Alias) Palak Tyagi









भारत सरकार  
Government of India

देवेंद्र सिंह  
Devendra Singh  
जन्म तिथि / DOB : 26/06/1975  
पुरुष / Male

2424 2183 3052

आधार - आम आदमी का अधिकार

भारत सरकार  
Government of India

पता:  
संबोधित: काली चरण सिंह, 28,  
सेक्टर-5, चिरंजीव विहार,  
गाजियाबाद, कवि नगर, गाजियाबाद,  
उत्तर प्रदेश, 201002

Address:  
S/O: Kali Charan Singh, 28,  
Sector-5, Chiranjeev Vihar,  
Ghaziabad, Kavi Nagar, Uttar  
Pradesh, 201002

2424 2183 3052

1800 300 1947  
help@uidai.gov.in  
www.uidai.gov.in

देवेंद्र सिंह

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AONPS7908A

नाम / Name  
DEVENDRA SINGH

पिता का नाम / Father's Name  
KALICHARAN SINGH

जन्म की तारीख / Date of Birth  
26/06/1975

हस्ताक्षर / Signature

19082017

For AVS India Infraprop LLP

देवेंद्र सिंह  
Designated Partner







  
भारत सरकार  
Government of India




राज कुमार  
Raj Kumar  
जन्म तिथि / DOB : 13/03/1943  
पुरुष / Male



5459 6329 4433

आधार - आम आदमी का अधिकार


राज कुमार


  
आधार  
भारतीय विशिष्ट पहचान अधिकरण  
Unique Identification Authority of India


पता:  
S/O: हरकेश, 306, नूर नगर  
शिलानी, गाजियाबाद, गाजियाबाद,  
उत्तर प्रदेश, 201001

Address:  
S/O: Harkesh, 306, noor Nagar  
sihani, Ghaziabad, Ghaziabad,  
Uttar Pradesh, 201001

5459 6329 4433

  
1947  
1800 300 1947

  
help@uidai.gov.in

  
www.uidai.gov.in







आयकर विभाग

INCOME TAX DEPARTMENT

RAJ KUMAR

HARKESH

13/03/1943

Permanent Account Number

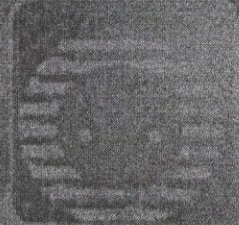
DZOPK9955G

राज कुमार  
Signature



भारत सरकार

GOVT. OF INDIA



राज कुमार







भारत सरकार  
Government of India

ज्योति  
Jyoti  
जन्म तिथि / DOB : 15/12/1979  
महिला / Female

3617 3593 0567

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
अर्धसिनी: दीपक त्यागी, 741, नूर  
नगर सिहानी, गाजियाबाद,  
गाजियाबाद, उत्तर प्रदेश, 201001

Address:  
W/O: Deepak Tyagi, 741, NOOR  
NAGAR sihani, Ghaziabad,  
Ghaziabad, Uttar Pradesh,  
201001

3617 3593 0567

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

ज्योति

भारत सरकार  
Government of India

संतोष  
Santosh  
जन्म तिथि / DOB : 01/01/1950  
महिला / Female

5082 6467 2149

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
अर्धसिनी: सुभाष चंद त्यागी, 741,  
नूर नगर सिहानी, गाजियाबाद,  
गाजियाबाद, उत्तर प्रदेश, 201001

Address:  
W/O: Subhash Chand Tyagi, 741,  
NOOR NAGAR sihani,  
Ghaziabad, Ghaziabad, Uttar  
Pradesh, 201001

5082 6467 2149

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

सन्तोष

भारत सरकार  
Government of India

लक्ष्म्य त्यागी  
Lakshay Tyagi

जन्म तिथि / DOB : 09/03/2000  
पुरुष / Male

7991 3201 4278

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: आत्मज: दीपक त्यागी, 741  
नूर नगर सिहानी, गाजियाबाद, गाजियाबाद  
गाजियाबाद, उत्तर प्रदेश, 201001

Address: S/O: Deepak Tyagi,  
741, noor Nagar sihani,  
Ghaziabad, Ghaziabad, Uttar  
Pradesh, 201001

7991 3201 4278

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

① Tyagi





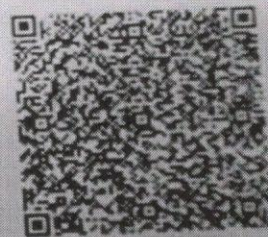




भारत सरकार  
Government of India



पलक त्यागी  
Palak Tyagi  
जन्म तिथि / DOB : 17/06/2002  
महिला / Female



8777 4315 3035

आधार - आम आदमी का अधिकार

*Tyagi*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
आत्मजा: दीपक त्यागी, 741, नूर  
नगर सिहानी, गाजियाबाद,  
गाजियाबाद, उत्तर प्रदेश, 201001

Address:  
D/O: Depak Tyagi, 741, noor  
Nagar sihani, Ghaziabad,  
Ghaziabad, Uttar Pradesh,  
201001

8777 4315 3035



1947  
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in







भारत सरकार  
Government of India

अवनीश त्यागी  
Avnish Tyagi

जन्म तिथि / DOB : 01/01/1987  
पुरुष / Male

2592 4665 6775

आधार - आम आदमी का अधिकार

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: S/O: नगीन त्यागी, 302, नूर नगर, नंदग्राम मरियम नगर, गाजियाबाद, उत्तर प्रदेश, 201001  
Address: S/O: Nageen Tyagi, 302, noor nagar, Nandgram manyam nagar, Ghaziabad, Ghaziabad, Uttar Pradesh, 201001

2592 4665 6775

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

भारत सरकार  
GOVERNMENT OF INDIA

प्रसन्ना शिरोमणी  
Prasanna Shiromani

जन्म तिथि / DOB : 05-10-1988  
पुरुष / MALE

2887 3467 3407  
VID : 9108 0107 6464 6626

मेरा आधार, मेरी पहचान

Download Date: 19/02/2021

Issue Date: 29/07/2020

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: संतोष कुमार शर्मा, हाउस न. 25, खसरा न. 246, नंदग्राम, कृष्णा कुंज 1, नूरनगर, गाजियाबाद, उत्तर प्रदेश - 201003  
Address: C/O SANTOSH KUMAR SHARMA HOUSE NO. 25 KHASRA NO. 246 KRISHNA KUNJ 1 NANDGRAM Noornagar Meerut Road Ghaziabad Uttar Pradesh - 201003

2887 3467 3407

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in





**Witness:**

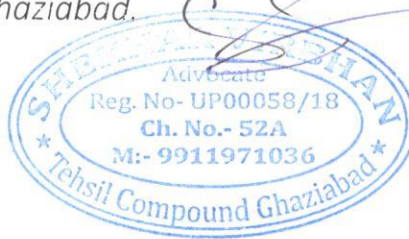
1. Mr. Avaneesh Tyagi S/o late Sh. Nageen Tyagi  
Village: Noor Nagar, Ghaziabad  
Aadhr No.

*Avaneesh Tyagi*

2. Prasanna Shiromani S/o Sh. Santosh Kumar Sharma  
Address: House No. 25 Khasra No. 246,  
Nandgram, Krishna Kunj-1, Noor Nagar  
Ghaziabad.  
Adhar No: 2887 3467 3407

*[Signature]*

**Drafted by: SHEKHAR VIRBHAN ADVOCATE (9911971036), Chamber No. 52 A,  
Tehsil Compound, Ghaziabad.**





आवेदन सं०: 202100739136020

बही संख्या 4 जिल्द संख्या 1149 के पृष्ठ 157 से 186 तक क्रमांक 4745 पर दिनांक 23/11/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



मंजूर अहमद प्रभारी

उप निबंधक : सदर द्वितीय

गाजियाबाद

23/11/2021

