



INDIA NON JUDICIAL  
Government of Uttar Pradesh

ANUJ KUMAR SARG  
LICENCE NO. 32  
TEHSIL, GHAZIABAD

e-Stamp

237

ओमदत्त शर्मा  
दस्तावेज लेखक

चै 0 नं-69, तहसील गाठबाव

Certificate No. : IN-UP24173039017459V  
Certificate Issued Date : 02-Jun-2023 12:01 PM  
Account Reference : NEWIMPACC (SV)/ up14010604/ GHAZIABAD SADAR/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1401060443060650621774V  
Purchased by : VANSHIKA VEDANT DEVELOPERS LLP  
Description of Document : Article 19 Certificate or other Document  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : VANSHIKA VEDANT DEVELOPERS LLP  
Second Party : BALA DEVI  
Stamp Duty Paid By : VANSHIKA VEDANT DEVELOPERS LLP  
Stamp Duty Amount (Rs.) : 1,000  
(One Thousand only)



Verified By

R.G.  
S.R.O. - I, Ghaziabad

Locked By

Sub-Registrar  
Sadar-Ist, Ghaziabad

For Vanshika Vedant Developers LLP

Please write or type below this line

IN-UP24173039017459V

Designated Partner

For Vanshika Vedant Developers LLP

*[Signature]*  
Designated Partner

निअं विद्या वती

For Vanshika Vedant Developers LLP

*[Signature]*  
Designated Partner

Designated Partner

बाला देवी

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.



E-Stamp No-IN-UP24173039017459V

### CONSORTIUM AGREEMENT

This Consortium Agreement (*hereinafter referred to as "Agreement"*) is made at Ghaziabad on this 02 day of June 2023.

#### **BETWEEN**

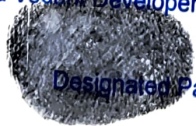
**VANSHIKA VEDANT DEVELOPERS LLP** (As per Section 23(4) of LLP Act, 2008) (Identification Number: AAZ-4353) (Pan Card No-AAUFV8486F) having its Registered Office at 401, Noor Nagar, Sihani, Ghaziabad, Uttar Pradesh, 201001 through its Designated Partners Mrs. Vidha Wati, D/o Sh. Mangat Singh, Mr. Kuldeep, S/o Shri Ravi Dutt and Mr. Lalit Tyagi, S/o Shri Ravi Dutt Tyagi, duly authorized vide resolution Dated 11/11/2021 which expression shall unless it be repugnant to the context or meaning thereof shall include its successors, liquidators and assigns of the First Part (*hereinafter referred to as "Lead Member"*).

Aadhar Card No-2098 7687 1724

Aadhar Card No-5563 5860 2568

Aadhar Card No-9467 2172 3295

For Vanshika Vedant Developers LLP



Designated Partner

निष्कं विद्या बती

For Vanshika Vedant Developers LLP

AND  
Tyagi

Designated Partner

For Vanshika Vedant Developers LLP

Lalit Tyagi

Designated Partner

बाला देवी

आवेदन सं०: 202300739042795

## अनुबंध विलेख/घोषणा पत्र

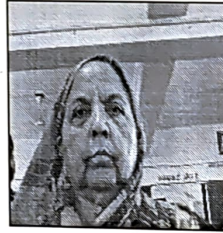
बही सं०: 4

रजिस्ट्रेशन सं०: 237

वर्ष: 2023

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क -500 प्रतिलिपिकरण शुल्क - 100 योग : 600

श्रीमती विधा वती,  
पुत्री श्री मंगत सिंह  
व्यवसाय : अन्य  
निवासी: 401 नूरनगर सिहानी गाबाद



ने यह लेखपत्र इस कार्यालय में दिनांक 02/06/2023 एवं 04:16:48 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रविन्द्र . मेहता  
उप निबंधक :सदर प्रथम  
गाजियाबाद  
02/06/2023

विनीत . कुमार  
निबंधक लिपिक  
02/06/2023





Mrs. Bala Devi, wife of Mr. Jagat Singh, R/o 8/111 Chiranjiv Vihar, Tehsil & Distt. Ghaziabad (U.P.) (*hereinafter referred to as "Consortium Member"*) which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her/their legal heirs, successors-in-interest, successors, legal representatives and permitted assigns of the Second Part.

Aadhar Card No-8185 0878 6531

The Lead Member and the Consortium Member are hereinafter collectively referred as "Parties" and individually as "Party".

WHEREAS the Lead Member with an object of developing and construction of Commercial Project/Hotel at Said Land shall make all expenditure in relation to this activity, allot the property to buyers, receive payments from them, enter into agreement with them and carry out the project development and all other works and activity related to the Project.

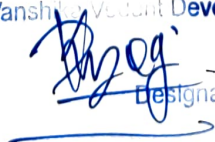
For Vanshika Vedant Developers LLP

Designated Partner

  
मि० अं० विद्यावती

For Vanshika Vedant Developers LLP

Designated Partner



बाला देवी

For Vanshika Vedant Developers LLP

Designated Partner



आवेदन सं०: 202300739042795

बही सं०: 4

रजिस्ट्रेशन सं०: 237

वर्ष: 2023

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

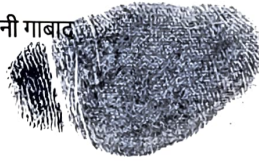
प्रथम पक्ष: 1

श्रीमती विधा वती, पुत्री श्री मंगत सिंह

निवासी: 401 नूरनगर सिहानी गाबाद

व्यवसाय: अन्य

प्रथम पक्ष: 2



श्री कुलदीप, पुत्र श्री रविदत्त

निवासी: 401 नूरनगर सिहानी गाबाद

व्यवसाय: अन्य

प्रथम पक्ष: 3



श्री ललित त्यागी, पुत्र श्री रवि दत्त त्यागी

निवासी: 401 नूरनगर सिहानी गाबाद

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्रीमती बाला देवी, पत्नी श्री जगत सिंह

निवासी: 8/111 चिरंजीव विहार गाबाद

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान पहचानकर्ता : 1



श्री सचिन त्यागी, पुत्र श्री जगत सिंह

निवासी: 8/111 चिरंजीव विहार गाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2



AND WHEREAS the designated partner of the Lead Member shall provide the land for the Project wherever necessary and the Consortium Member shall also provide the land for the said Project wherever necessary.

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

## 1. LEAD MEMBER

That the Parties with mutual consent and discussion have appointed M/s VANSHIKA VEDANT DEVELOPERS LLP as the Lead Member to conduct and undertake the responsibility to complete and abide by the object of this Consortium Agreement.

## 2. DATE OF COMMENCEMENT/PRINCIPAL PLACE

That this Consortium Agreement shall be deemed to have come into existence with effect from this day of signing i.e., 02 day of June 2023 and the principal place of business of the Consortium shall be ~~Chazibad, or~~

For Vanshika Vedant Developers LLP

For Vanshika Vedant Developers LLP

Designated Partner

Designated Partner

Designated Partner

निष्ठा विद्यावती

याला ईवा

ओमदत्त

वस्तावेज

वे 0 नं-69, त



निष्ठा विद्यावती

श्री सचिन त्यागी, पुत्र श्री राजबल त्यागी

निवासी: 167 मंडोली दिल्ली

व्यवसाय: अन्य

*Sachin Thakur*



रजिस्ट्रार अधिकारी के हस्ताक्षर

रविन्द्र . मेहता

उप निबंधक : सदर प्रथम

गाजियाबाद

02/06/2023

विनीत . कुमार

निबंधक लिपिक गाजियाबाद

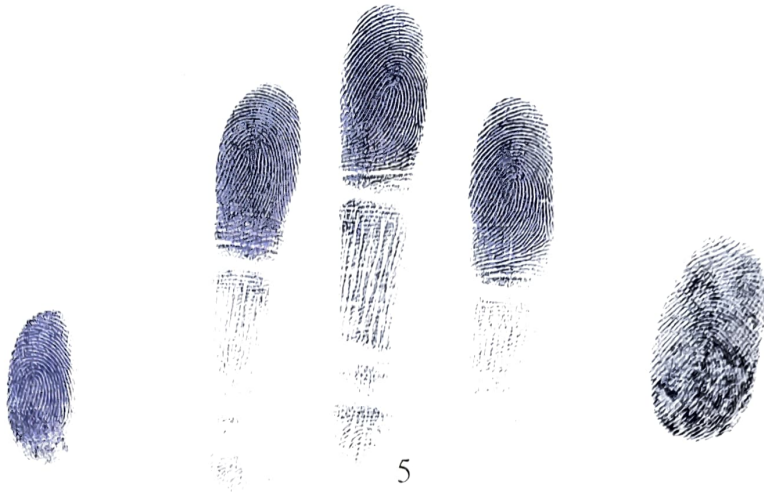
02/06/2023

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

प्रिंट करें







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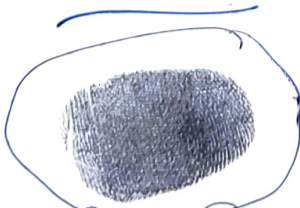
such other places as may be mutually decided by the parties. This Consortium Agreement shall be valid and enforceable till the completion of the said Project or such other date as may be mutually decided.

### 3. ROLE OF MEMBERS

- That the roles & services of the Lead Member shall be to undertake the activities and to do all such deeds and acts which are necessary to complete the construction and marketing of the said Project or to do anything else with the mutual consent of all the parties.
- The Project and the Lead Member shall be responsible for making all the application before the various governmental authorities for various approvals such as UP-RERA registration, pollution NOC etc.
- The Lead Member shall be solely responsible to obtain from Government Authority

For Vanshika Vedant Developers LLP

Designated Partner



मि. अं. विद्यावती

For Vanshika Vedant Developers LLP

Designated Partner

माला देवी

For Vanshika Vedant Developers LLP

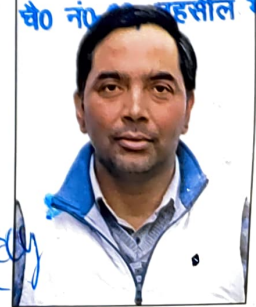
Lalit Pyagi

Designated Partner

ओमदत्त शर्मा

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माला देवी



permissions, no-objections and sanctions of layout plans, revised layout plans required for development of the Project as well as building plans/ revised building plans for construction.

d. The Lead Member shall solely deal with all Government Authorities for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Project.

e. The Lead Member shall be solely responsible to make payment for all costs and expenses incurred in connection with the development, marketing and construction of the said Project.

f. The Lead Member shall be authorized to negotiate and allot/transfer the developed properties.

g. The Lead Member shall be responsible for arranging the finance/ funds for the completion of the said Project.

h. The Lead Member shall be executing all the necessary documents with the allottees and the Consortium Member shall have no right to perform such obligation.

For Vanshika Vedant Developers LLP

For Vanshika Vedant Developers LLP

Lalit Tyagi  
Designated Partner

For Vanshika Vedant Developers LLP

Designated Partner

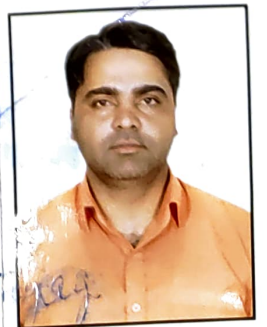
Designated Partner

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चै 0 नं-69, तहसील

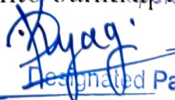
Lalit Tyagi



- i. That there shall be no profit or loss sharing with the Consortium Member.
- j. The Consortium Member shall also provide the land for the construction of the said Project wherever necessary.
- k. The Consortium Member shall not be responsible for any income tax liability in relation to the said Project or any other activity of the consortium and any tax/ financial liability that may arise at any time shall be borne exclusively by the Lead Member.
- l. The Consortium Member shall not be responsible for any fine, interest or penalty or any recovery imposed by UP-RERA in case of delay in possession in the Project or when the Project is not completed by the Lead Member.
- m. The Consortium Member shall not be liable in any bank recovery if the Lead Members fails any bank repayment or any instalment. The Consortium Member shall not act as a guarantee in case the Lead Member goes into bankruptcy.

For Vanshika Vedant Developers LLP

  
Designated Partner  
निष्ठा विद्यावती  
आला देवी

  
Designated Partner

  
Designated Partner

ओमदत्त शर्मा  
दस्तावेज लेखक  
चै 0 नं०-69, तहसील शाहदपुर  
बाला देवी



- n. The Consortium Member shall not be liable for any mishappening or harm to anyone whether human life or any assets during the construction of the Project or after the completion of the Project.

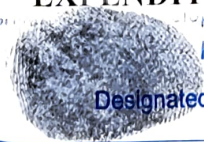
The Parties shall use reasonable efforts to perform and fulfill promptly, actively and on time, all of its obligations under this Agreement.

#### 4. PROJECT MANAGEMENT STRUCTURE

That Lead Member shall work as the developer of the said Project and arrange Finance for the Project in future and look after the implementation of the Project entirely and the Consortium Member shall not have any obligation with regard to the completion, delivery, payments, receipts, statutory compliances, taxes or other responsibilities related to the Project.

#### 5. FUNDING AND BASIS SHARING THE EXPENDITURE & REMUNERATION:

For Vanshika Vedant Developers LLP

  
Designated Partner

निमिषा देवा

For Vanshika Vedant Developers LLP

Pyag  
Designated Partner

For Vanshika Vedant Developers LLP

Lalit Tyagi  
Designated Partner

लालि देवा



- a) It is decided that the cost of the development of the said Project will be borne entirely by the Lead Member.
- b) The Lead member shall raise, if required, any loan from the Financial Institution/Banks for the completion of the said Project. Furthermore, any shortfall in financing of the Project shall be contributed/borne by the Lead Member on his own and the Consortium Member shall not have any obligation to complete the said Project.
- c) Upon the sale of the units constructed out of the said Project any profit or loss derived from the sale proceeds shall be borne by the Lead Member and the Consortium Member shall not have any right/ title/ claim over the said proceeds.

## 6. BANK ACCOUNT/ VALIDITY


That the bank account(s) may be opened in the name of the Lead member or as may be decided by the Lead

For Vanshika Vedant Developers LLP For Vanshika Vedant Developers LLP For Vanshika Vedant Developers LLP

  
Designated Partner

  
Designated Partner

  
Designated Partner





member and the said account (s) would be operated under signature of Lead member. That during the continuance of this Consortium Agreement the accounts of the Consortium shall be closed every year on 31<sup>st</sup> day of March.

## 7. RIGHT & DUTIES OF MEMBERS

That the member to this Consortium Agreement shall have no right to assign any of its benefits, rights, and liabilities under this agreement to any other company firm or person without giving a prior written intimation to the other members of the consortium.

The Lead Member shall be individually responsible for discharging his obligation and the partners of the Lead Member shall be jointly and severally liable for the successful completion of the entire said Project.

## 8. GOVERNING LAW/ WAIVER

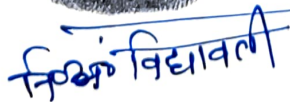
This Consortium Agreement shall be constructed in accordance with the Laws of India, as amended from time to time.

For Vanshika Vedant Developers LLP For Vanshika Vedant Developers LLP For Vanshika Vedant Developers LLP

  
Designated Partner

  
Designated Partner

  
Designated Partner

  
निष्ठा विद्यावती

  
बाला देवी

time to time and in the event of conflict between the provisions of this Consortium Agreement 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 terms shall not deemed to be waiver of any subsequent breach.

## 9. CONFIDENTIALITY

All the members shall be under obligation not to disclose any information of terms of this Consortium Agreement to any third party. All document 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 relevant Government/ Statutory authorities . This Consortium Agreement embodies the entire understanding of the members and there are no promises, terms and conditions or obligation, oral or written, expressed or implied other than those contains

For Vanshika Vedant Developers LLP

  
Designated Partner  
निमित्तिका

For Vanshika Vedant Developers LLP

Harish  
Designated Partner

For Vanshika Vedant Developers LLP  
Harish Tyagi  
Designated Partner

विकास देवी



herein, and variation, modification or alternation of any of the provisions of this Consortium Agreement Shall be binding on either party unless reduced in writing and signed by them or their duly authorised representative as an amendment to this Consortium Agreement. The terms and conditions of this Consortium Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh and as mutually agreed by the Consortium members.

#### 10. 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 relevant sub- contract or agreement between the members. In no event shall the members of this Consortium Agreement 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 termination of the Consortium

For Vanshika Vedant Developers LLP For Vanshika Vedant Developers LLP For Vanshika Vedant Developers LLP

Designated Partner Designated Partner Designated Partner  
निष्कं विद्यावती

आला देवा

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.

## 11. NOTICE

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

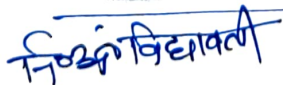
## 12. TERMINATION/EXTENSION

This Consortium Agreement Shall be terminated upon the arrival of the first of the following events:

- Rejection of the proposal of this project by the relevant authorities.

For Vanshika Vedant Developers LLP

  
Designated Partner



For Vanshika Vedant Developers LLP

  
Partner

  
Designated Partner

  
नाला देवा

- The Consortium Agreement shall be valid and enforceable till the completion of the project.

Furthermore, both the parties may mutually decide to extend the period of this Agreement upon giving a written notice to the other for the same.

### 13. ARBITRATION

All the members agree to settle amicably all disputes arising out or of concerning this Consortium Agreement. In the event of the members failing to resolve amicably any dispute in the foregoing manner, the matter shall be referred to a single Arbitrator as per the provisions of The Arbitration & Conciliation Act., 1996 and its subsequent amendments, whose decision shall be binding. The place of arbitration shall be Ghaziabad, Uttar Pradesh and language of arbitration shall be English.

### 14. MODIFICATION AMENDMENT

The terms and conditions of this Consortium Agreement shall be modified or amended only by a written agreement signed by all the members of the Consortium.

For Vanshika Vedant Developers LLP

  
Designated Partner

निदेशिका

For Vanshika Vedant Developers LLP

  
Designated Partner

For Vanshika Vedant Developers LLP

  
Designated Partner

बाला देवी



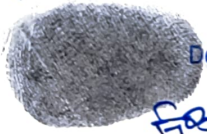
Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh or mutually agreed by both.

### 15. FORCE MAJEURE

None of the members shall be held in default in performance of the obligation under this Consortium agreement in force majeure circumstances which shall include but without any Limitation to war, civil commotions, riots, act of God, Government actions. In the event of force majeure, the members of the Consortium Agreement undertake to consult each other.

IN WITNESS WHEREOF the members have executed this

For Vanshika Vedant Developers LLP



Designated Partner

निष्कंदिश्वरी

बालादेवी



ओमदत्त शर्मा  
दस्तावेज लेखक  
चै 0 नं०-69, तहसील गा०बांद

Sachin

For Vanshika Vedant Developers LLP

Pyagi

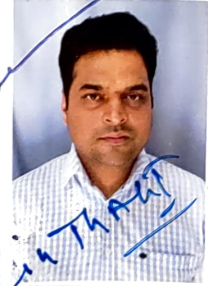
Designated Partner

Latit Tyagi

Designated Partner


ओमदत्त शर्मा  
दस्तावेज लेखक


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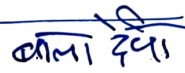
Sachin Thakur

Consortium Agreement on this 02 day of June 2023, and have caused this consortium Agreement to be signed on their behalf in the manner set below:-

For Vanshika Vedant Developers LLP  Designated Partner

For Vanshika Vedant Developers LLP  Designated Partner

  Designated Partner

 Designated Partner

Witness 1- Sachin Tyagi s/o Jagat Singh R/o-8/111, Chiranjeev Vihar Ghaziabad.

Aadhar Card No-5228 4690 2347



Witness 2- Sachin Tyagi s/o Rajbal Tyagi R/o167, Village Mandoli North East Delhi-110093

Aadhar Card No-5740 4727 0729



दिनांक 02-06-2023 ई0 मसौदा ओमदत्त शर्मा, बैनामा लेखक, चैम्बर नम्बर-69, तहसील कम्पाउन्ड, गाजियाबाद।



ओमदत्त शर्मा  
दस्तावेज लेखक  
चै0 नं0-69, तहसील गा0बाद

आवेदन सं०: 202300739042795

बही संख्या 4 जिल्द संख्या 1930 के पृष्ठ 339 से 374 तक क्रमांक 237 पर  
दिनांक 02/06/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रविन्द्र . मेहता

उप निबंधक : सदर प्रथम  
गाजियाबाद  
02/06/2023





232 21/02/23

## भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम गाजियाबाद क्रम संख्या 2023136014849

आवेदन संख्या : 202300739042795

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-06-02 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम विधा बती

लेख का प्रकार अनुबंध विलेख/घोषणा पत्र

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 500
2. प्रतिलिपिकरण शुल्क 100
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 600

शुल्क वसूल करने का दिनांक 2023-06-02 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-06-02 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

## भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम गाजियाबाद क्रम संख्या 2023136014849

आवेदन संख्या : 202300739042795

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-06-02 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम विधा बती

लेख का प्रकार अनुबंध विलेख/घोषणा पत्र

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6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 600

शुल्क वसूल करने का दिनांक 2023-06-02 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-06-02 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब रजिस्ट्रार प्रथम  
गाजियाबाद

## भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उपनिबन्धक सदर प्रथम गाजियाबाद क्रम संख्या 2023136014849

आवेदन संख्या : 202300739042795

अधिनियम 16 1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम

विधा बती

निष्पादक का नाम विधा बती

लेख का प्रकार अनुबंध विलेख/घोषणा पत्र

प्रतिफल की धनराशि 0

प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-06-02 00:00:00

दिनांक जब लेख प्रतिलिपि

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-06-02 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर