

IV 6/2022

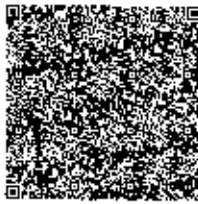


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP83300370842787T
Certificate Issued Date	: 28-Dec-2021 12:59 PM
Account Reference	: NEWIMPACC (SV)/ up14351804/ LUGKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1435180457065329808534T
Purchased by	: LJK CONSTRUCTION INDIA PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: FOR CONSORTIUM AGREEMENT
Consideration Price (Rs.)	:
First Party	: LJK CONSTRUCTION INDIA PVT LTD
Second Party	: TANKISH INFRATECH PRIVATE LIMITED AND OTHERS
Stamp Duty Paid By	: LJK CONSTRUCTION INDIA PVT LTD
Stamp Duty Amount(Rs.)	: 1,050 (One Thousand And Fifty only)



-----Please write or type below this line-----

For LJK CONSTRUCTION INDIA PVT. LTD.

TANKISH INFRATECH PRIVATE LIMITED

For TIARA HOLDING PVT. LTD.

[Signature]

DIRECTOR

[Signature]

Estate Traders India Pvt. Ltd.

[Signature]

For Krishna Biz Solutions Pvt. Ltd.

[Signature]

[Signature]
Director

TANKISH INFRATECH PRIVATE LIMITED
[Signature]

[Signature]

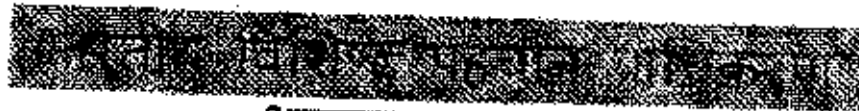
Director



0527239120

Statutory Alert:

- The authenticity of this e-stamp certificate should be verified at www.ahrefstaten.com or using e-Stamp Kiosk App of State Holding.
- The cost of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Complaint Authority.



भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 1418/10313/04448

To
अमित रस्तोगी
अमित रास्तोगी
S/O: Arpit Rastogi
1 University road
IF college chauraha
New Hyderabad
New Hyderabad
Bakshi Ka Talab Lucknow
Uttar Pradesh 226007
9839017083

14/12/2014

198188232



ML981882325FT



आपका आधार क्रमांक / Your Aadhaar No. :

2049 2581 7267

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



अमित रस्तोगी
Arpit Rastogi
जन्म तिथि / DOB : 22/02/1980
पुरुष / Male

Arpit Rastogi



2049 2581 7267

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

LJK CONSTRUCTION INDIA PRIVATE
LIMITED



24/12/2010

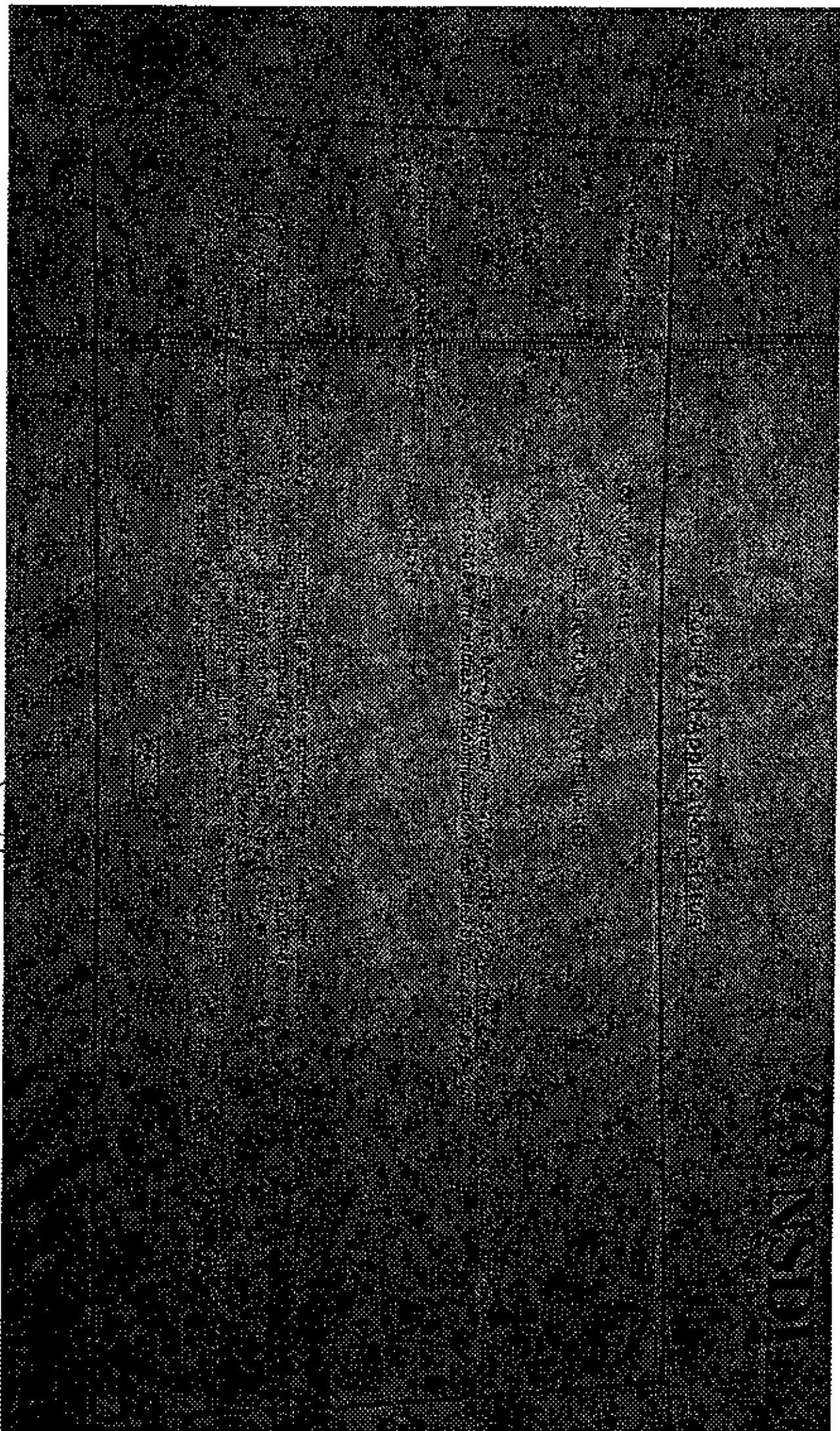
Permanent Account Number

AAGCM99386

Aut

11022515

4/10



UNCLASSIFIED

जायकन विभाग
TDCM DEPARTMENT

भारत सरकार
GOVT OF INDIA




TANYA OPERATORS PRIVATE LIMITED

22/03/2012

Permitted Account Number

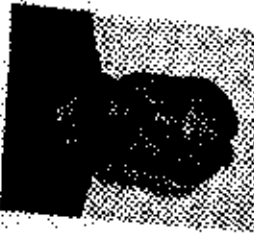
AAECT 17

18102018



Ant

Download Date: 09/03/2021



श्री अक्षय अग्रवाल
Akash Agarwal
श्री अक्षय/DOB: 26/07/1985
पुरुष/ MALE

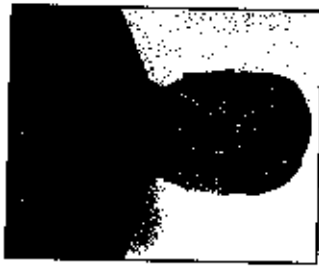
श्री अक्षय अग्रवाल
9501 6899 5199
VID: 9190 5265 8124 2567
श्री अक्षय अग्रवाल श्री अक्षय अग्रवाल

श्री अक्षय अग्रवाल
श्री अक्षय अग्रवाल

Issue Date: 03/03/2021

Akash Agarwal

Akash Agarwal



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

TIARA HOLDING PRIVATE
LIMITED

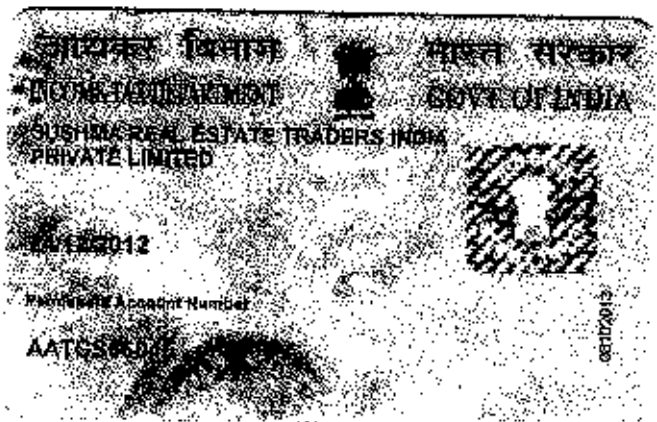
15/03/2012

Permanent Account Number

AAEQT2369L

Handwritten signature

For Comparison



Tanya fastos



भारत सरकार

Government of India

For Connection

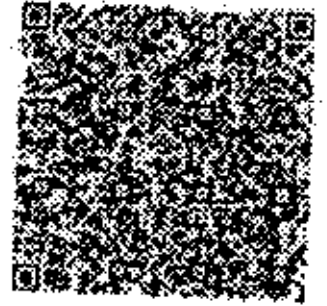


तन्या रस्तोगी

Tanya Rastogi

जन्म तिथि/ DOB: 04/01/1981

महिला / FEMALE



7502 6606 9881

मेरा आधार, मेरी पहचान

Tanya Rastogi



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

अश्वीमिनी: अर्पित रस्तोगी, 1, 1
यूनिवर्सिटी रोड, आई. टी. क्रॉसिंग पे,
लखनऊ, लखनऊ,
उत्तर प्रदेश - 226007

Address:

W/O: Arpit Rastogi, 1, 1
University Road, Near I. T.
Crossing, Lucknow, Lucknow,
Uttar Pradesh - 226007

7502 6606 9881



1947



http://uidai.gov.in

www

www.uidai.gov.in



सर्वोच्च न्यायालय
संघीय सरकार



हरिश् चंद्र
Harish Chandra
Date: 02/09/2014
जन्म तिथि / DOB : 05-07-1982
पुरुष / MALE

8647 0632 8407

आधार - आम आदमी का अधिकार



सर्वोच्च न्यायालय
संघीय सरकार



Download Date: 21-10-2021
19:08:01

पता:
घरा: मन्वेदत रुकला, 610/ पी-02(ख-58), कउद नगर,
मोडरामऊ फेजकलागज, अंधार खेडा, लखनऊ,
उत्तर प्रदेश - 226013



Address

8647 0632 8407



1947



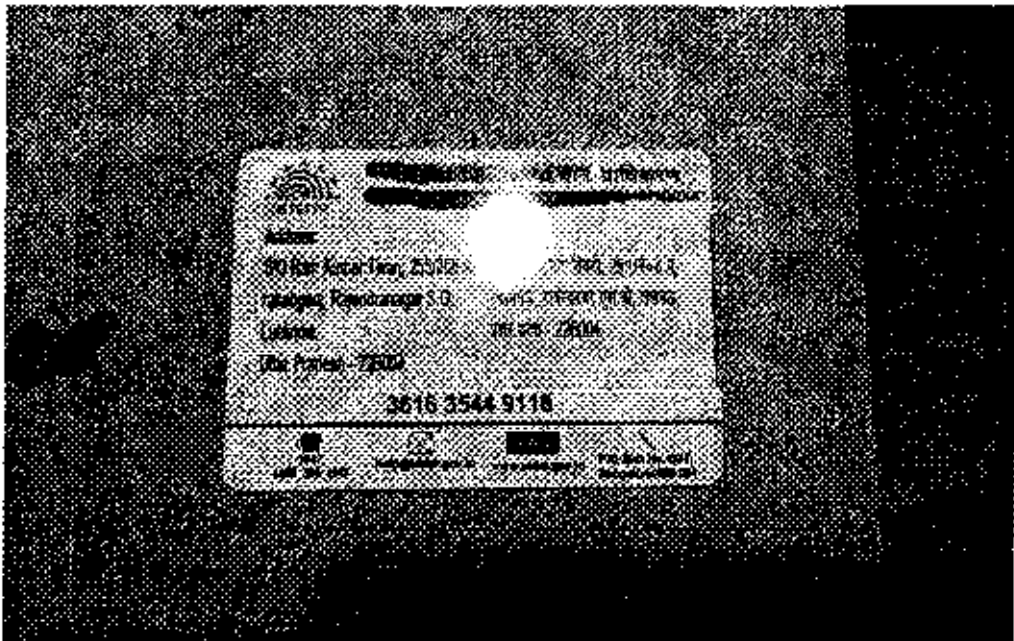
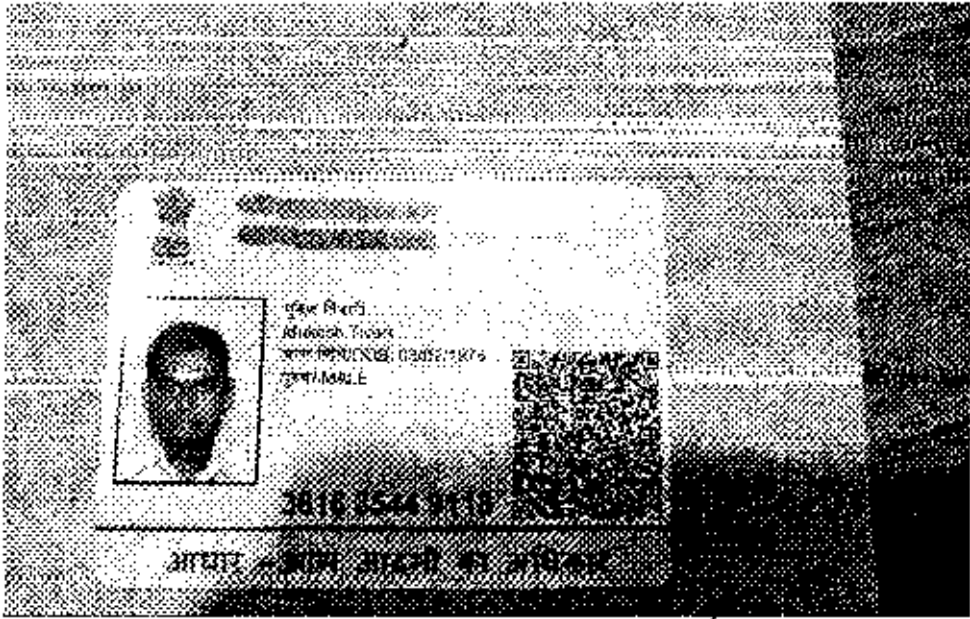
help@uidai.gov.in



www.uidai.gov.in



Handwritten signature



भारत सरकार

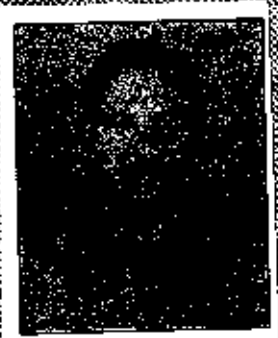
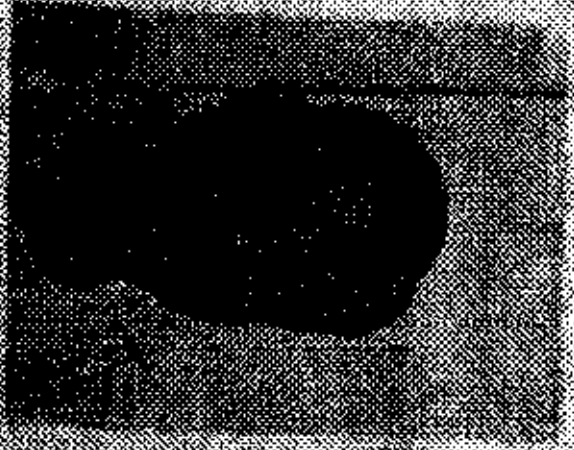
GOVERNMENT OF INDIA

नामक चन्द्रा अग्रवाल

Nanak Chandra Agrawal

जन्म तिथि / DOB : 07/10/1966

पुरुष / Male



3358 2850 8850

आधार - आधार 2016





DUPLICATE

भारत निर्वाचन आयोग
पहचान पत्र

ELECTION COMMISSION OF INDIA
IDENTITY CARD

RXM1621465

निर्वाचक का नाम
शैलेन्द्र कुमार गुप्ता
Voter's Name: Shailendra Kumar Gupta

पिता का नाम - हरि प्रसाद गुप्ता
Father's Name: Hari Prasad Gupta

लिंग (Sex) : पुरुष (Male)

जन्मतिथि/ DOB : 09/10/1992

46

46

RXM1621465

पता नं. 628एस/236
शक्ति नगर इन्दिरा नगर,
तहसील-खजानक, जिला-खजानक

Address- H.No. 628/236C,
Shakti Nagar Indira Nagar,
TEH- Lucknow, DIST- Lucknow

Date: 28/07/13

173 - खजानक निर्वाचन क्षेत्र में
निर्वाचन रजिस्ट्रार की अतिरिक्त अधिकारी के परामर्श
की अनुमति

Facsimile Signature of the Electoral
Registration Officer for 173 - Lucknow East
Constituency

12862

पता बदलने पर, नये पते पर अपना नाम
निर्वाचक नम्बरो में दर्ज करवाने तथा उस
पते पर इसी नम्बर का कार्ड पाने के लिए
सम्बन्धित फार्म में यह काह नम्बर अवश्य लिखें

In case of change in address mention this Card
No. in the relevant Form for including your
name in the roll at the changed address and to
obtain the card with the same number.

Issue Date: 21/01/2012



अखिलेश मिश्र
Akhilesh Mishra
जन्म तिथि / DOB : 12/02/1976
पुरुष / Male



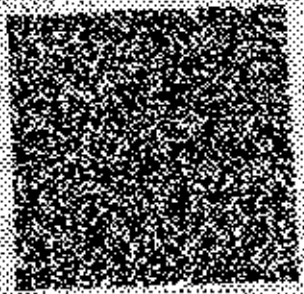
9208 5354 6093

मेरा आधार, मेरी पहचान

Print Date: 22/10/2010

पता: दयारा धर्मराज मिश्रा, सी-815, महानगर
सेक्टर-सी, महानगर, लखनऊ, उत्तर प्रदेश,
226006

Address: C/O: Dharmraj Mishra, C-815,
mahanagar Sector-C, Mahanagar,
Lucknow, Uttar Pradesh, 226006



9208 5354 6093



1947

help@uidai.gov.in



www.uidai.gov.in



CONSORTIUM AGREEMENT

This Consortium Agreement is made and executed at Lucknow on this 4th day of January 2022.

BETWEEN

1. **LJK Construction India Pvt. Ltd.**, a company incorporated under the Companies Act, 1956, having its registered office at 551Jha/113, Ram Nagar, Alambagh, Lucknow (hereinafter referred to as the Lead Member which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns) through its Director Mr. Arpit Rastogi son of Late. Shri. Ambuj Rastogi present address- 551JHA/113, Ramnagar, Alambagh, Lucknow-226005, **AND**
2. **Krishna Biz Solutions Pvt. Ltd.**, a company incorporated under the Companies Act, 1956, having its registered office at 551Jha/113, Ram Nagar, Alambagh, Lucknow (hereinafter referred to as the Consortium Member which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns) through its Director Mr. Arpit Rastogi son of Late. Shri. Ambuj Rastogi present address- 551JHA/113, Ramnagar, Alambagh, Lucknow-226005, **AND**
3. **Tanya Moderators Pvt. Ltd.**, a company incorporated under the Companies Act, 1956, having its registered office at 1 University Road, Near IT Crossing, Lucknow-226007 (hereinafter referred to as the Consortium Member which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns) through its Director Mr. Arpit

For LJK CONSTRUCTION INDIA PVT. LTD.

Arpit

DIRECTOR

For Krishna Biz Solutions Pvt. Ltd.

Arpit

Director

Arpit

Tanya Rastogi

For TIARA HOLDING PVT. LTD.

Arpit

Director

Agarwal

Rastogi son of Late. Shri. Ambuj Rastogi present address 1 University Road, Near IT Crossing, Lucknow-226007, **AND**

- 4. **Tankish Infratech Pvt. Ltd.**, having its registered office at Flat No.501 C-817, Geeta Kunj Apartment, Mahanager Lucknow. (hereinafter referred to as the Consortium Member which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns) through its Director Akash Agarwal son of Suresh Kumar Agarwal present address 1 University Road, Near IT Crossing, Lucknow-226007, **AND**
- 5. **Tiara Holdings Pvt. Ltd.**, a company incorporated under the Companies Act, 1956, having its registered office at 1 University Road, Near IT Crossing, Lucknow-226007 (hereinafter referred to as the Consortium Member which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns) through its Director Mr. Arpit Rastogi son of Late. Shri. Ambuj Rastogi present address- 1 University Road, Near IT Crossing, Lucknow 226007, **AND**
- 6. **Sushma Real estate Traders India Pvt. Ltd.**, a company incorporated under the Companies Act, 1956, having its registered office at 1 University Road, Near IT Crossing, Lucknow-226007 (hereinafter referred to as the Consortium Member which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns) through its Director Mrs. Tanya Rastogi Wife of Mr. Arpit Rastogi present address- 1 University Road, Near IT Crossing, Lucknow-226007, **AND**

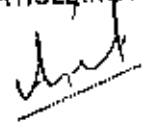
Party No. 1 is a **Lead Developer** and Party No. 2 to 6 are hereinafter referred to as **CONSORTIUM MEMBER** which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns.

WHEREAS all the above mentioned parties entered and executed this **CONSORTIUM AGREEMENT** for forming a Consortium of Developer Companies

For LJK CONSTRUCTION INDIA PVT. LTD.


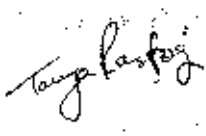
DIRECTOR

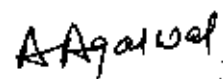
TANYA RASTOGI


For TIARA HOLDING PVT. LTD.

Director

For Krishna Biz Solutions Pvt. Ltd.

Director



submitting the proposal to the Government of Uttar Pradesh or any Government/Semi Government or any other statutory authority for selection of Private Developer for development of various complexes, projects including but not limited to Township in the State of Uttar Pradesh.

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

1. Lead Member:

- 1.1 Consortium member mutually decided to appoint **LJK Construction India Pvt. Ltd.**, as Private Developer and Lead Member and authorized it to work, take decisions, handle financial inflow and outflow or otherwise as a sole entity, in the interest of all the members.

2. Aim and Scope of Consortium Agreement:

- 2.1 The sole aim of this **Consortium Agreement** is for the development of the various properties in the State of Uttar Pradesh.
- 2.2 The Lead Member shall solely by its signature prepare and submit a proposal for the selection of the Developer Consortium for development of township, various complexes, projects and shall design, develop, finance, construct, sell, operate and maintain the properties of other consortium members.
- 2.3 The Lead Member shall be authorized to negotiate and transfer the developed properties of all the consortium members.

3. Project Management Structure and Rules of the Members:

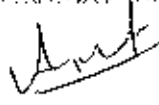
LJK Construction India Pvt. Ltd., Consortium shall act as a Private Developer as per definition of Lucknow Development Authority and arrange for Land and finances for the project. No land is being transferred by this Agreement.

4. Funding and Basis of Sharing the Expenditure and Remuneration:


For LJK CONSTRUCTION INDIA PVT. LTD.


DIRECTOR

TANUJA KUMAR, SECRETARY



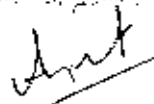
For TIARA HOLDING PVT. LTD.

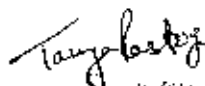

Director

For Krishna Biz Solutions Pvt. Ltd.

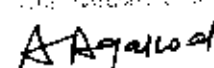

Director

Soumya Singh, Director




Tanj Bhatnagar

For Agalwal


A Agalwal

- 4.1 Upto the Allotment of the Project in the name of Consortium, all cost relating to the Project shall be borne by the **LJK Construction India Pvt. Ltd. Consortium.**
- 4.2 The **LJK Construction India Pvt. Ltd.,** shall have all the powers to raise loans from the Financial Institution/ Banks by depositing title deeds of consortium member and execute mortgage deed by its signature for the project and any shortfall in the financing of the Project, shall be contributed by the consortium members in the ratio of their shareholding. Lead member shall solely be authorized to create mortgage by its signature against the properties of consortium members. Consortium members have no objection in mortgaging their title deeds before any Financial Institution/ Banks.
- 4.3 Upon completion of the Project any profit and loss shall be shared by the **LJK Construction India Pvt. Ltd.,** Consortium Members in ratio of their shareholding.

5. **GENERAL TERMS AND CONDITIONS:**

- 5.1 **GOVERNING LAW:** This Consortium Agreement shall in respect be construed 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 Agreement and the said laws the later shall prevail.
- 5.2 **FORCE MAJEUR:** 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, Act of God, and Government action. In the event of force majeure, the members of the **Consortium Agreement** undertake to consult each other.
- 5.3 **SETTLEMENT OF DISPUTES:** All members agree to settle amicably all disputes arising out of or concerning this Consortium agreement. In the event of the members failing to amicably resolve any dispute in the foregoing manner, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.

For LJK CONSTRUCTION INDIA PVT. LTD.

[Signature]
DIRECTOR

For TIARA HOLDING PVT. LTD.

[Signature]
Director

For Krishna Biz Solutions Pvt. Ltd.

[Signature]
Director

For ...

[Signature] *[Signature]*

For ...

[Signature]

- 5.4 **WAIVER:** The waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of the subsequent breach.
- 5.5 **TOTALITY:** This Consortium Agreement embodies the entire understanding of the members 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 be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment of this Consortium Agreement. This Consortium Agreement also supersedes all previous communications and other consortium agreement between the members written or oral for this project. Any supplementary agreement, MOU or any other document executed between lead member and consortium member, shall be treated as part and parcel of this registered consortium agreement.
- 5.6 **CONFIDENTIALITY:** 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 other members and shall not be share by any other outside agency except the Government of Uttar Pradesh.
- 5.7 **NOTICES :** Any notice required pursuant to this Consortium Agreement shall be give in writing and shall be delivered by hand under acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Consortium Agreement.
- 5.8 **MODIFICATION AMENDMENT:** The terms and conditions of this Consortium Agreement may be modified/ amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the consortium members.

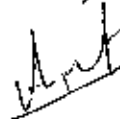
VALIDITY:

For LJK CONSTRUCTION INDIA PVT. LTD.




DIRECTOR

For TIARA HOLDING PVT. LTD.



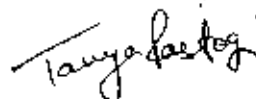

Director

For Krishna Biz Solutions Pvt. Ltd.

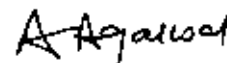


Director

For Ananya Real Estate Pvt. Ltd.



For Ananya Real Estate Pvt. Ltd.



5.9 (i) **TERMINATION OF CONSORTIUM AGREEMENT:** This Consortium Agreement shall be terminated upon the arrival of the first of the following events:-

- Rejection of our proposal by the Government of Uttar Pradesh or any other authority.
- Upon Completion of the Project.

(ii) The Consortium Agreement shall be valid and enforceable till the completion of the Project.

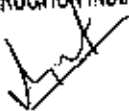
5.10 **MISCELLANEOUS/ LIABILITY:**

Nothing in this shall be construed providing for the sharing of Profit & Losses arising out of the efforts of any of the members, except as may be provided for in any resultant sub contract or Consortium Agreement between the members. In no event shall the members of this Consortium Agreement have any obligation or liability to the other nor 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 this Consortium Agreement, to other members of this Consortium Agreement. No party shall be liable to the other party/ members for any indirect, incidental, special or consequential damages however caused, whether as a consequence of the negligence of the one member or otherwise.


This document is presented by Mr. Mukesh Tiwari S/o Late. Shri. Ram Kumar Tiwari R/o 255/208A, Kundri, Rakabganj, Lucknow on behalf of Mr. Arpit Rastogi son of Late. Shri. Ambuj Rastogi present address- 551JHA/113, Ramnagar, Alambagh, Lucknow-226005 through Power of attorney dated 14.08.2014, Ledger No. 06, Zild No. 09, Page No. 159 to 166 serial No. 57 in sub registrar-I Lucknow. The said POA is not yet cancelled.

This document is presented by Mr. Nanak Chandra Agarwal S/o Shri. Rameshwar Prasad Agarwal R/o 493/3 Keshari Bhawan, Mausanganj, Daliganj, Nirala Nagar, Lucknow-226020 on behalf of Akash Agarwal son of Suresh Kumar Agarwal present address- 1 University Road, Near IT

For LJK CONSTRUCTION INDIA PVT. LTD.


DIRECTOR

For Krishna Biz Solutions Pvt. Ltd.


Director

TARIYA HOLDING PVT. LTD.



Tanya Rastogi

For TIARA HOLDING PVT. LTD.



Director

For AKASH AGARWAL

AA Agarwal

Crossing, Lucknow 226007 through Power of attorney dated 09.10.2013, Ledger No. 06, Zild No.04, Page No. 259 to 268 serial No. 22 in sub registrar-I Lucknow. The said POA is not yet cancelled.

This document is presented by Mr. Harish Chandra S/o Shri. Manodatt Shukla R/o 610/P-02(KHA58) Daood Nagar, Loharamau, Faizulla Ganj, Aadhar Kheda Lucknow 226013 on behalf of Tanya Rastogi Wife of Arpit Rastogi present address- 1 University Road, Near IT Crossing, Lucknow-226007 through Power of attorney dated 31.12.2021, Ledger No. 06, Zild No.22, Page No. 391 to 400 serial No. 84 in sub registrar-I Lucknow. The said POA is not yet cancelled.

IN WITNESS WHEREOF the lead member and members have executed this **Consortium Agreement** on this 4th day of January 2022 at Lucknow and have caused this **Consortium Agreement** to be signed with their thumb impression in the manner set out below.

Lead Member

For LIK CONSTRUCTION INDIA PVT. LTD.



DIRECTOR

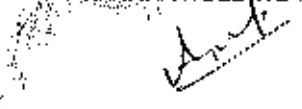
Consortium Members

For Krishna Biz Solutions Pvt. Ltd.



Director

For TIARA HOLDING PVT. LTD.



Director

For KRISHNAPRATAP PRIVATE LIMITED



TANYA RASTOGI WIFE OF ARPIT RASTOGI





Tanya Rastogi



WITNESSES:

1. Shailendra Kumar Gupta
S/o Shri. Hari Prashad
R/o Shakti Nagar Indra Nagar
Lucknow

2. Akhilesh Mishra
S/o Shri. Dharmraj Mishra
R/o C-815, Mahanagar sector-C,
Lucknow-226006.



Typed By:-

(Shailendra Kumar)

Drafted By:-

V.K Singh, Advocate

आवेदन सं०: 202200821000330

पृथी संख्या 4 जिल्द संख्या 648 के पृष्ठ 215 से 232 तक
क्रमांक 6 पर दिनांक 07/01/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रेहाना बानो (पभारी)

उप निबंधक : सदर प्रथम

लखनऊ

07/01/2022

पिट करे