

आवेदन संख्या : 202300813005358 आवेदन दिनांक : 05-05-2023
संव्यवहार की प्रकृति : बही संख्या -(4) लेखपत्र का प्रकार : अनुबंध विलेख/घोषणा पत्र

प्रस्तुतकर्ता का विवरण

नाम (हिन्दी में) : आशुतोष खरे नाम (अंग्रेजी में) : ASHUTOSH KHARE
ई - मेल : मोबाइल : 9415339594

संपत्ति की सं० : 1

IV 28/2023

सम्पत्ति की स्थिति का विवरण

जनपद : हरदोई तहसील : सण्डीला

सम्पत्ति का विवरण :

सम्पत्ति का प्रकार

प्रतिफल : 0

सम्पत्ति की विशिष्ट संख्या : विद्युत् संयोजन संख्या :

जल संयोजन संख्या :

सम्पत्ति मूल्यांकन विवरण

कुल देय स्टांम्प शुल्क : 100/- वास्तविक बाजारी मूल्य : /-

कुल देय निबन्धन शुल्क : 100/- वास्तविक स्टांम्प शुल्क : 1000/-

सम्पत्ति की चौहद्दी

पूर्व पश्चिम उत्तर दक्षिण खसरा संख्या प्लॉट संख्या /भवन संख्या/दुकान संख्या संलग्न नक्शा

समस्त संपत्तियों से प्राप्त शुल्क का विवरण

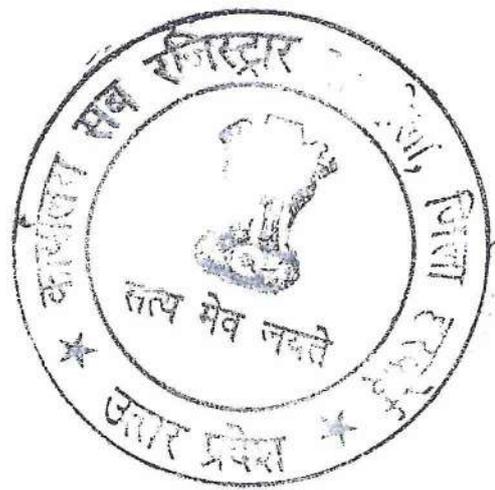
बाजारी मूल्य : 0/- वास्तविक बाजारी मूल्य : 0/-

कुल देय स्टांम्प शुल्क : 100/- वास्तविक स्टांम्प शुल्क : 1000/-

कुल देय निबन्धन शुल्क : 100/-

अन्य विवरण

प्रपत्र में कुल प्रश्नों की संख्या (दोनों तरफ) : 50 प्रतिलिपिकरण शुल्क-रु० : 120



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सण्डीला हरदोई क्रम 2023175005665

आवेदन संख्या : 202300813005358

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-05-06 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम आशुतोष खरे

लेख का प्रकार अनुबंध विलेख/घोषणा पत्र

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 100

2. प्रतिलिपिकरण शुल्क 120

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिग्रहणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 220

शुल्क वसूल करने का दिनांक 2023-05-06 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-05-06 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आवेदन संख्या	: 202300813005358	आवेदन दिनांक	: 05-05-2023
संबन्धकार की प्रकृति	: बही संख्या -(4)	लेखपत्र का प्रकार	: अनुबंध विलेख/घोषणा पत्र

पक्षकार का विवरण

क्रम सं	पक्षकार प्रकार	नाम	पिता / माता /पति / अन्य का नाम	स्थायी पता	व्यवसाय	प्रस्तुतकर्ता	आधार संख्या/पैन संख्या/मोबाइल न०	संलग्न
1	प्रथम पक्ष	श्री मेसर्स सिंग गार्डन के द्वारा श्री आशुतोष खरे	पुत्र श्री स्व० पी०डी०खरे	प्लॉट नम्बर- एफ-10, फेस इण्डस्ट्रियल एरिया, सण्डीला, हरदोई	व्यापार	अधिकृत पदाधिकारी/ प्रतिनिधि	N/A 9415339594	
2	द्वितीय पक्ष	श्री कैप्टन इश्तियाक अहमद खान	पुत्र श्री मुश्ताक अहमद खान	26/11, वजीर हसन रोड, लखनऊ	सेवानिवृत्त	स्वयं	N/A 9935832218	
3	गवाह-प्रथम	श्री शायान अहमद खान	पुत्र श्री इश्तियाक अहमद खान	26/11, वजीर हसन रोड, निकट— पराग डेरी, लखनऊ	नौकरी		N/A 9958373469	
4	गवाह-द्वितीय	श्री आदेश करन	पुत्र श्री राम कुमार	धिपर मोहल्ला हरदोई ग्रामीण, हरदोई	नौकरी		N/A 8887508443	

नोट*:- उप निबंधक कार्यालय :- सण्डीला में आवेदक द्वारा दिनांक 06-05-2023 को "लेखपत्र पंजीकरण हेतु अपॉइंटमेंट" दिनांक:- 06-05-2023, Counter 1, समय :- 10.30 AM - 10.40 AM का चयन सफलतापूर्वक संपन्न हुआ। कृपया दिनांक 06-05-2023, Counter 1, समय :- 10.30 AM - 10.40 AM पर सण्डीला उप निबंधक कार्यालय में उपस्थित होकर रजिस्ट्री का कार्य पूर्ण कराने का कष्ट करें।





उत्तर प्रदेश UTTAR PRADESH

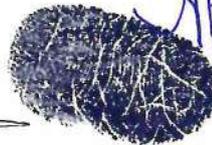
AH 444627



For SPRING GARDEN
Ashu Kumar
PARTNER

Ashu Kumar

Shay





उत्तर प्रदेश UTTAR PRADESH

AH 444626

CONSORTIUM AGREEMENT

This Consortium agreement executed on this 6th day of May 2023.



For SPRING GARDEN
Ashu Kumar
PARTNER

Ashu Kumar



Ashu

Ashu

Between

1. **M/S SPRING GARDEN**, having its address CP-138, 3rd Floor Viraj Khand, Gomti Nagar, Lucknow, U.P., through its Partner Mr. Ashutosh Khare son of Late P.D. Khare Present address Plot No. F-10, 11 Phase-2, Industrial Area Sandila, Distt-Hardoi, U.P. & Permanent Address G-05, Tower-C, Shalimar Grand, 10 Jopling Road, Lucknow (hereinafter referred to as "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)

AND

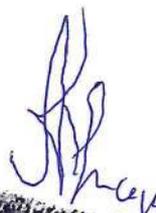
2. **Capt. Ishtiaq Ahmed Khan** son of Mr. Mushtaq Ahmed Khan Present & Permanent address 26/11, Wazir Hasan Road, Lucknow;

Party No. 1 is a **LEAD DEVELOPER** and party No. 2 Hereinafter referred to as **CONSORTIUM MEMBER** which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, Power of attorney holders, successors, legal heirs, Partners, wholly owned subsidiaries and the permitted assigns.

 For **SPRING GARDEN**

PARTNER






2





WHEREAS all the above-mentioned parties entered and executed this **Consortium Agreement** for forming a Consortium of companies/firm and persons for the purposes of a real estate project situated at Village Uttardhauna, Pargna, Tehsil District-Lucknow, and for submitting the proposal to the Government of Uttar Pradesh or any Government/Semi Government/Lucknow Development Authority (LDA) or any other statutory authority for approval/sanction of Layout/Map and development of various complexes, projects.

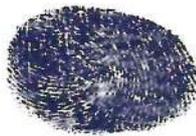
NOW THIS CONSORTIUM AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:

1. **Lead Member:**

1.1 Consortium member decided to appoint **M/S SPRING GARDEN**, as Developer and Lead Member.

2. **Aim and Scope of Consortium Agreement:**

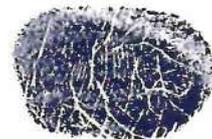
2.1 The sole aim of this **Consortium Agreement** is to enhance capabilities, especially financial for the development of a real estate project situated at Village Uttardhauna, Pargna, Tehsil District-Lucknow.



For **SPRING GARDEN**
Shubhakar
PARTNER

Shubhakar

Shubhakar



Shubhakar



2.2 The Lead Member **M/S SPRING GARDEN** through its Partner Mr. Ashutosh Khare and Party No. 2, Capt. Ishtiaq Ahmed Khan, shall jointly by its signature prepare and submit a proposal and map for the sanction/approval of the Developer Consortium for development of projects and shall design, develop, finance, construct, sell, operate and maintain the properties of other consortium members.

2.3 The Lead Member **M/S SPRING GARDEN** through its Partner Mr. Ashutosh Khare and Party No. 2, Capt. Ishtiaq Ahmed Khan shall be jointly authorized to sign all Allotment Letter, Payment Plan, Boundary Letter, No Objection Certificate (NOC), Encumbrance Certificate, Khasra Confirmation Letter, No Dues Letter, Sale/ Transfer Agreement, Tripartite Agreement, Registered Sale Agreement, Builder Buyer Agreement, or any other sale related documents and Sign and execute Sale Deed/ Conveyance Deed/ Registry papers and transfer the developed properties/ Units/ Plots/ Villa/ Commercial Shops of all the members.

  FOR SPRING GARDEN
PARTNER 

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3. **Project Management Structure and Rules of the Members:**

M/S SPRING GARDEN, shall act as a Lead Developer/ Lead Member as per definition of Lucknow Development Authority and UPRERA.

4. **NAME OF THE PROJECT**

Residential Project including permissible commercial & institutional development project to be developed by the Lead Member on the said Land being subject matter of this agreement shall be named as **NEW GARDEN**.

5. **AREA SHARING**

In lieu of the Consortium Members providing the Said Project Land for the purpose of the Said Project, the Lead Member, shall develop, construct and complete the Said Project and in lieu of the Lead Member developing, constructing and completing the Said Project at the cost and expenses to be borne by the Lead Member in terms of this Agreement and marketing the Said Project, the proposed sharing in all receivables from allottees viz. Basic Price plus PLC,

 
For SPRING GARDEN
PARTNER





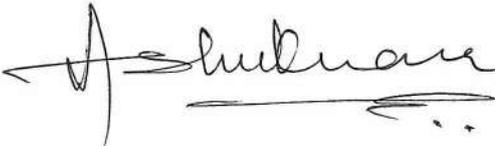
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received from allottees of the entire saleable area shall in following ratio:

- a) All plotted developed area shall be shared in the ratio of **55:45** between Consortium Member & Lead Member i.e. 55% of the plotted sellable area belongs to Consortium Members and 45% of the plotted sellable area belongs to Lead Member. 45% of Plots marked in Blue will be owned & sold by Lead Member and all sale receivables/receipts will go to Lead Member toward Blue marked plots as per MAP **Annexure -1** attached. Similarly, 55% of plots marked in Red will be owned & sold by Consortium Member and all sale receivables/receipts will go to Consortium Member toward Red marked plots.
- b) Interest Free Maintenance Security (IFMS) & Annual Maintenance Charges (AMC) will be collected by Lead Member from the entire plot owners including plots retained by consortium members of the project and the amount collected through the plot owners of plots/shops/ units for IFMS by the Lead Member will be handed over to RWA (registered) whose ever comes into existence in near future as corpus fund. In case the RWA (registered) would not come into existence in

 For SPRING GARDEN

PARTNER
 
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near future; in that eventuality the developer/ Lead Member reserve the right to utilize the IFMS funds for up-keeping/maintaining the residential colony. Annual Maintenance Charges (AMC) will be collected for a period of 2 years from all plot owners including plots retained by consortium members of the project, which will be spend for up-keeping/ maintaining the residential colony.

6. SCOPE OF THE AGREEMENT

6.1 That for the consideration as agreed in this AGREEMENT, the Consortium member hereby has assigned to the Lead Member all its rights and interest in/of the construction, marketing and Booking/ allotment of Residential Project including permissible commercial & institutional development project to be built on said Land after getting lay out sanctioned by the Lead Member. It should be noted here categorically that this consortium agreement is not going/ aiming to effect/ disrupt any sort of title/ownership in the land/ immovable property.

6.2 That all the liability of obtaining the necessary permissions, sanctions and licenses for developing the

 For SPRING GARDEN

PARTNER



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Residential Project including permissible commercial & institutional development on the said Land shall be on the Lead Member. It is further agreed between the parties that for the purpose of obtaining such that for the permissions, clearances, licenses, approvals or sanctions, the Lead Member shall act on their own. However, on request of the Lead Member, the Consortium member shall always make available all the original documents pertaining to the said Land as may be required to be produced before various Statutory Authorities in connection with the approvals, licenses etc. of the Residential Project including permissible commercial & institutional development project.

6.3 That during the term of the development/construction if any problem or obstruction from any Govt. Department or some other allottees/claimants is created, and the construction is halted then in that case it shall be duty of the Lead Member to fulfil the conditions, complete the compliances, remove the impediment or satisfy the claimants or allottees at its own cost and effort to the total exclusion of Consortium member. The Lead Member shall get such

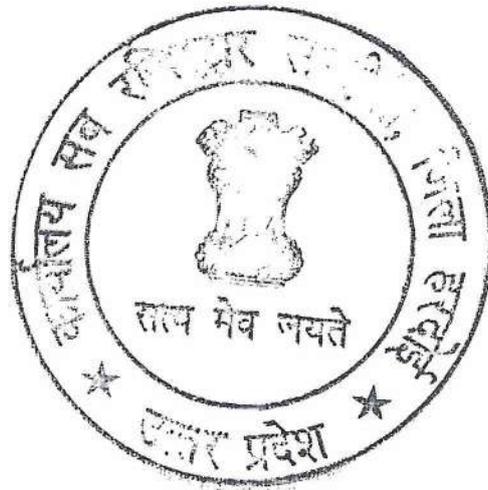


For SPRING GARDEN
Ashutosh
PARTNER



Ashutosh

Ashutosh
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irritants or legal obstructions, impediments removed immediately without any delay so that the construction work would be resumed at the earliest.

6.4 That all the material facts and the truthful history regarding the title of the land in question has been disclosed by the consortium Member to the Lead Member and in case of any deficiency or loss of land on any account including cropping up of fresh material facts, which is noticed, observes and comes to the knowledge of the Lead Member after the execution of the Agreement, then the consortium Member shall be responsible to rectify the defect.

6.5 The Lead Member shall have the exclusive right of marketing and accept the bookings of the units to be developed in the entire, in the share of the First Party. All the bookings made in the project to be presumed as accepted and agreed by both the parties. If required Lead Member shall get the brochures printed and advertise the project in the media and by other means at its costs and discretion. Consortium member shall not interfere in day to day working in marketing and the sale of the stocks.



For SPRING GARDEN
Ashubhara
PARTNER
Ashubhara

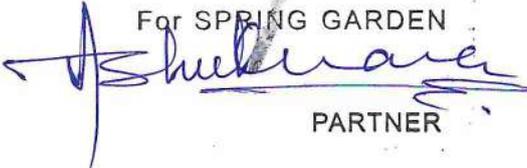
Shrey

Shrey



6.6 That after receiving the sale considerations against the individual units/plots/shops & settlement of a/c of particular unit between the parties, all the transfer deed/ registry/ registered sale deed documents regarding sale/transfer the units to prospective buyers shall be executed by both Consortium member and Lead Member. That the Consortium member shall be bound to execute the transfer Deeds/Sale Deeds/registry in favour of buyers of the project as recommended and nominated by the Lead Member after its satisfaction regarding payment in respect of that unit.

6.7 That the Lead Member shall discharge the liability of its responsibilities towards its contractors, engineers, architects, labour and suppliers etc. In case due to any acts done or omitted to be done which are required to be done and not be done by the Lead Member due to which some damages/penalty/charge has been imposed by any Government/Non-Government authority on the said Land of the Residential Project including permissible commercial & institutional development; then the Consortium member shall not

 For SPRING GARDEN

PARTNER



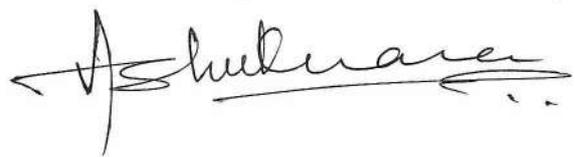

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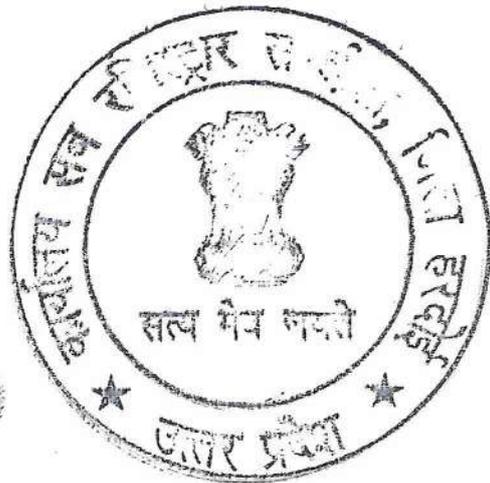
be liable to pay/ reimburse the said damage/ penalty/ charge.

6.8 That the Lead Member at its own discretion shall be entitled to advertise about the Residential Project including permissible commercial & institutional development Project at its cost by distributing pamphlets, brochures, publishing advertisements in newspapers, magazines and/or by putting sign boards, neon-sign or such other modes of advertisement as the Lead Member may deem fit, on the said Land or at other places, in any manner and thus it shall be entitled to invite prospective buyers/ customers to the site.

6.10 That the Lead Member shall be free to get the Residential Project including permissible commercial & institutional development approved from Banks and financial institutions in order to facilitate the financial by intending purchaser/s of Units. Consortium member and Lead Member shall issue permission to Mortgage, enter into Tripartite Agreement under their own signatures.

  FOR SPRING GARDEN
PARTNER
 

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6.11 All cases/Litigations, civil, criminal, consumer pertaining to the delay in development, construction, labour or workmen disputes shall be defended by the Lead Member at its own cost and expenses.

6.12 That after the execution of this agreement or on mutually decided time between parties, the lead member shall have right to enter in to the said project land for development of the said project, but the possession of the land is not been transferred and no consideration/amount has been taken/given between the parties for the execution of this consortium deed.
Land is not being transferred by this agreement.

6.13 The cost of stamping, registration etc. of this AGGEMENT and any other paper pertaining to this AGGEMENT shall be borne by the Lead Member.

7. **TERM OF COMPLETION**

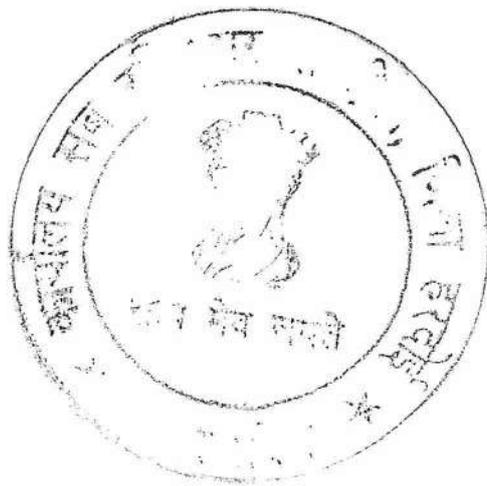
7.1 The Lead Member undertakes to launch the plotted area by February 2023 and complete the development of the plotted area of the project on or before December 2024. The entire project will be completed within two years of MAP approval.



For SPRING GARDEN
Ashutosh
PARTNER
Ashutosh

Ashu

Ashu



8. **GENERAL TERMS AND CONDITIONS:**

8.1 **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.

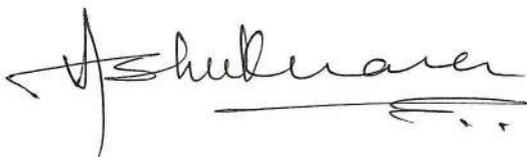
9. **FORCE MAJEUR:** None of the members shall be held in default in the performance of the obligation under this Consortium agreement, in such circumstances of force majeure, that is to say, circumstances shall include, but without any Limitation to war, civil commotion, riots, Act of God, Lockdown and Government action. In the event of force majeure, the members of the Consortium Agreement undertake to consult each other.

10. **SETTLEMENT OF DISPUTES:**

10.1 In the event any dispute arises between the Parties out of or in connection with this Agreement, including the validity thereof, the Parties hereto shall endeavor to

 For SPRING GARDEN

PARTNER





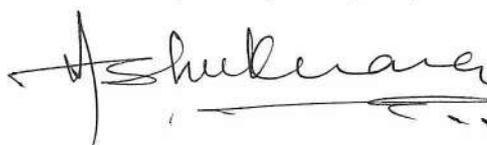


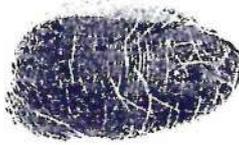
settle such dispute amicably in the first instance. The attempt to bring about an amicable settlement shall be treated as having failed as soon as one of the Parties hereto, after reasonable attempts, which shall continue for not less than 15 (Fifteen) days, gives a notice to this effect, to the other Party in writing.

10.2 In case of such failure, the dispute shall be referred to a sole Arbitrator, who shall be mutually appointed by the Consortium Member and the Lead Member. The Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 (As Amended) and shall be held in Lucknow, India. The language of arbitration shall be English. The arbitration award shall be final and binding on the Parties, and the Parties agree to be bound thereby and to act accordingly.

11. **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.

 For SPRING GARDEN

PARTNER






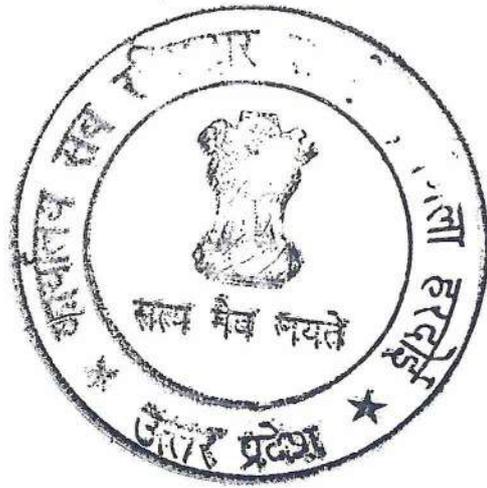
- 12 **TOTALITIES:** This Consortium Agreement embodies the entire understanding of the members and there are no promises, terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this 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.
13. **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 Lucknow Development Authority and Government of Uttar Pradesh.
14. **NOTICES:** Any notice required pursuant to this Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgment or

 For SPRING GARDEN
Ashukumar
PARTNER

Ashukumar





send by facsimile to the party at the address appearing in the beginning of the Consortium Agreement.

15. **MODIFICATION AMENDMENT:** The terms and conditions of this Consortium Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh or any authority and mutually agreed by the consortium members and Lead Members. Further, addendum agreement may be prepared/executed with the mutual consent of consortium members and lead member as and when required during the project. Any supplementary agreement/addendum, MOU or any other document executed between lead member and consortium members, shall be treated as part and parcel of this registered consortium agreement and binding upon all the parties...

16 **TERMINATION OF CONSORTIUM AGREEMENT:** This Consortium Agreement shall be terminated upon the arrival of the first of the following events:

(i) In case the spirit of this consortium is violated in any way.

 ← Shukla
For SPRING GARDEN
PARTNER

← Shukla 

Shukla



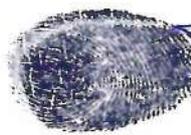
- (ii) That the consortium agreement gets terminated due to violation/part violation of any clauses of this agreement.
- (iii) The Consortium Agreement shall be valid and enforceable till the completion of the Project subject to the conditions mentioned above.

17. LOSS AND DAMAGES

That the Lead Member hereby undertakes and guarantee and keep indemnify the consortium members to complete the project to the full satisfaction and time frame as decided between the parties.

19. MISCELLANEOUS/ LIABILITY:

- i. That since Consortium Member is not involved in the construction and development activities therefore all the responsibility for compliance towards construction and development activities for Labour laws, GST, PF and ESI shall be the sole responsibility of Lead Member and all compliances of income tax liability and GST towards sale of plots shall be sole responsibility of Lead Member and Consortium Members

 For SPRING GARDEN
Shukrana
PARTNER

Shukrana

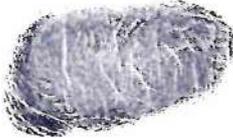

Shukrana



proportionately as per there area sharing in the project.

- ii. That since Consortium Member is not involved in the construction and development activities therefore for all the responsibility for compliance as well as any kind of liability that may arise during the pendency of consortium agreement or before the completion of the project undertaken under the consortium towards Labours as well as safety & compensation of Laboure's and workers engaged by the Lead Member at the subjected land or otherwise shall be the sole responsibility of the Lead Member. Lead Member shall always maintain requisite records of the same, and all these shall be the sole responsibility of Lead Member and to this Lead Member Specifically agrees to inform and aware to the Consortium Member for the prevailing market rates and sale proceeds of the project at all-time till the completion of the project.
- iii. That Lead Member hereby specifically agrees that under the present consortium to it Lead Member does not have any power or right to assign, pledge, or

 For SPRING GARDEN
Ashtuvaran
PARTNER

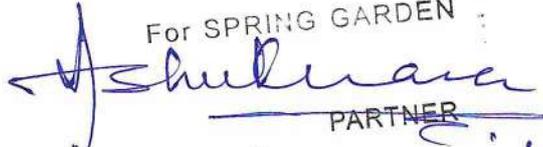
Ashtuvaran 



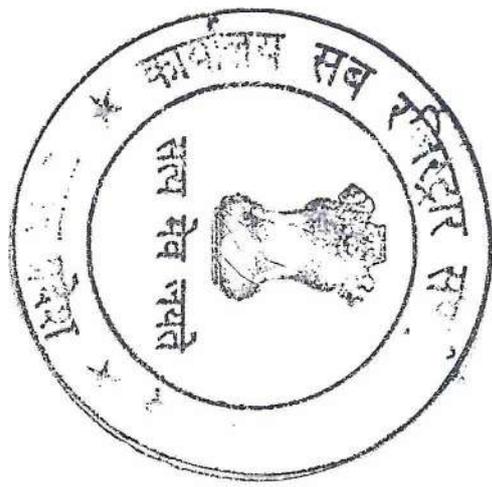


alienate its rights that have been created by the consortium agreement to any other person.

- iv.** It is hereby agreed and declared that any separate supplementary agreement shall be treated as part and parcel of this agreement and in case of any conflict in the terms of supplementary agreement or otherwise, this agreement shall prevail over all and any other agreements that may be or may have been agreed upon.
- v.** If any of the parties wants to retain some developed units in its share, may retain but after giving written information to other and the other party shall be entitled to retain the number of units in proportionate to their share and the other party shall be at liberty to either hold or sale out those units with 100% share. In such case till the other party holds the plots all AMC and IFMS shall be deposited to Lead member which shall be used towards common area maintenance and corpus fund.
- vi.** That all cost, stamp duty, registration fee and other charges etc. leviable in respect of any Transfer Deed of the said Land or any portion thereof including this

 For SPRING GARDEN

PARTNER
 





AGREEMENT shall be borne by the prospective plots/units/shops buyers as the case may be.

- vii. That the income tax liability shall be shared and borne by both the parties hereto in proportion to their share on sharing ratio.
- viii. That the Lead Member shall be under the obligation to provide all the relevant information during and after the construction is completed to the Consortium Member,
- ix. That on successful completion of the construction of the Residential Project including permissible commercial and institutional development, Lead Member shall submit a certificate of completion from the competent authority. Thereafter, upkeeping/maintaining the residential colony will be responsibility of plot owners.

18. **INDEMNIFICATION:**

- i. That it is presumed that all the material facts and the truthful history regarding the title of the land in question has been disclosed by the Consortium Member to the Lead Member and vice versa and if in

  For SPRING GARDEN
PARTNER
 





case of any deficiency or loss of land on any account including cropping up of fresh material facts not disclosed comes to the knowledge of any Party after the execution of the Agreement, then the consortium members shall be responsible to rectify the defect at its cost and expenses. Due to any defect in title the construction work stops/release of retail loans from Banks or financial institutions against individual units, lead member shall be entitled for extension in time for that period.

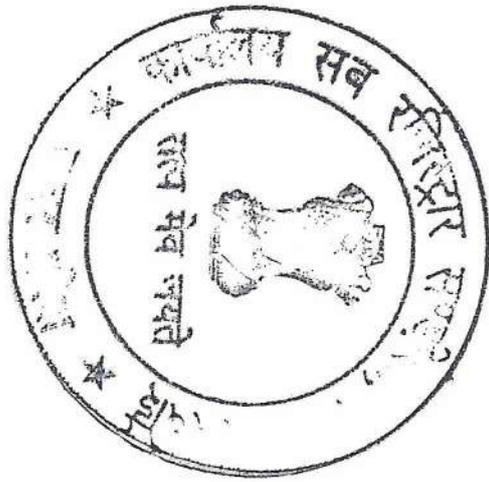
- ii. The Lead Member agree to indemnify and keep the Consortium Member and his successor, respective officers, representative, agents and employees harmless from and against any and all claims, losses, liabilities, obligations, damages, deficiencies, judgments, actions, suits, Proceedings, Arbitration, assessments, cost and expense ("Damages"), suffered or paid by the indemnified Party, directly or indirectly, as a result of or arising out of (i) the failure if any representation or warranty made by the indemnifying Party: this AGREEMENT or in or in any confirmation delivered pursuant here to be true and correct in all materials aspects as the date of this AGREEMENT or



For SPRING GARDEN
Ashutosh
PARTNER

Ashutosh





(ii) breach of any term or covenant by the indemnifying Party contained in this AGREEMENT (iii) in case of any claim of any purchaser/third party regarding the development of the project, construction of building and material used or any breach of conditions of lay out. sanctioned or breach of rules framed by competent authority or any law of land or delay in handing over the project (iv) in case of any litigations arising with any person booking the units due to any reason same shall be defended by the Lead Member at their own cost and it shall keep the Consortium Member indemnified with regard to the same.

19. **NOTICES**

All notices or other communications to be given under this: AGREEMENT to any party shall be made in writing and send by letter through Speed Post Mail or Registered Acknowledge due after being dispatched within seven (7) business days after being deposited in the post, postage prepaid, by the speed post mail available and by registered mail to such party at its address as such party may hereafter specify for such purpose to the other by notice in the writing to both

 For SPRING GARDEN
Shubharam
PARTNER

Shubharam 







the parties at their respective registered office/offices
as given under:

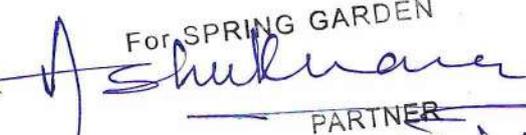
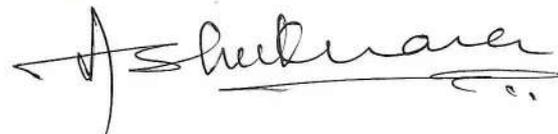
LEAD MEMBER:

Attn. : **M/S SPRING GARDEN**
Address : CP-138, 3rd Floor, Viraj Khand,
Gomti Nagar, Lucknow-226010.
Email : reciprocalimpex@yahoo.co.in

CONSORTIUM MEMBER:

Attn. : **Capt. Ishtiaq Ahmed Khan**
Address : 26/11, Wazir Hasan Road,
Lucknow
Email : captainiakhan@gmail.com

IN WITNESS WHEREOF the lead member and consortium
members have executed this agreement on this 06th day of
May of 2023 at Lucknow and have caused this consortium
agreement to be signed on their manner in the manner set
out below.

For SPRING GARDEN
 
PARTNER







आवेदन सं०: 202300813005358

वही सं०: 4

रजिस्ट्रेशन सं०: 28

वर्ष: 2023

निष्पादन लेखपत्र बाद सुनने व समझने मजसुन व प्राप्त धनराशि रु प्रलेखातुसार उक्त

प्रथम पक्ष: 1

श्री मेतार्स सिंघा गाडेन के द्वारा आशुतोष को, पुत्र श्री स्व० पी०डी०खरे

निवासी: प्लाट नम्बर- एफ-10, फेस इण्डस्ट्रियल एरिया, सण्डीला, हरदोई

व्यवसाय: व्यापार

द्वितीय पक्ष: 1

Ashutosh



श्री कैप्टन इस्तियाक अहमद खान, पुत्र श्री मुस्ताक अहमद खान

निवासी: 26/11, बबीर हसन रोड, लखनऊ

व्यवसाय: सेवानिवृत्त

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : i

Istiyak



श्री शायन अहमद खान, पुत्र श्री इस्तियाक अहमद खान

निवासी: 26/11, बबीर हसन रोड, निकट— पराग डेरी, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2

Shayan



श्री आदेश कान, पुत्र श्री राम कुमार

निवासी: धियर मोहल्ला हरदोई ग्रामीण, हरदोई

व्यवसाय: नौकरी

आदेश कान



ने की। प्रकृत भूत साक्षियों के निशान अंगुष्ठे निष्पादनकार लिए गए है।
टिप्पणी



रजिस्ट्रार अधिकाारी के हस्ताक्षर

अजुयम सिंह

उप निबंधक : सण्डीला

हरदोई

06/05/2023

विपिन कुमार राव

निबंधक लिपिक हरदोई

06/05/2023

Witnesses:

1.



Khan

Mr. Shayaan Ahmad Khan
Son of Ishtiyag Ahmad Khan
R/o 26/11, Wazir Hasan Road, Near
Parag Dairy, Lucknow, U.P.



For SPRING GARDEN

Shukrana

Lead Member PARTNER

Shukrana

2.



आदेश करन

Mr. Aadesh Karan
Son of Mr. Ram Kumar
R/o Dhiyar Mohaliya, Hardoi, Hardoi
(Gramin), U.P.-241001.

Consortium Members



Shukrana



Shukrana
Advocate
Tehsil Sandi, Dist. Hardoi



आवेदन सं: 202300813005358

अनुबंध विलेख/घोषणा पत्र

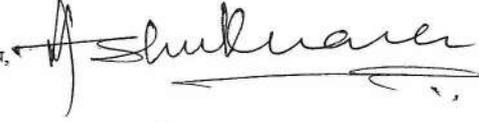
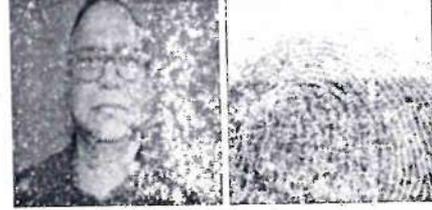
वही सं: 4

रजिस्ट्रेशन सं: 28

वर्ष: 2023

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 120 योग : 220

श्री मेसर्स रिजिंग गार्डन द्वारा
आशुतोष खरे अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० पी०टी० खरे
व्यवसाय : व्यापार
निवासी: प्लॉट नम्बर- एफ-10, फेस इण्डस्ट्रियल एरिया, सण्डीला, हरदोई

श्री, मेसर्स रिजिंग गार्डन द्वारा

आशुतोष खरे अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लोखपत्र इस कार्यालय में दिनांक 06/05/2023 एवं 12:32:12 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

अशुभम सिंह
उप निबंधक : सण्डीला
हरदोई
06/05/2023

विपिन कुमार शर्मा
निबंधक : हरदोई
06/05/2023



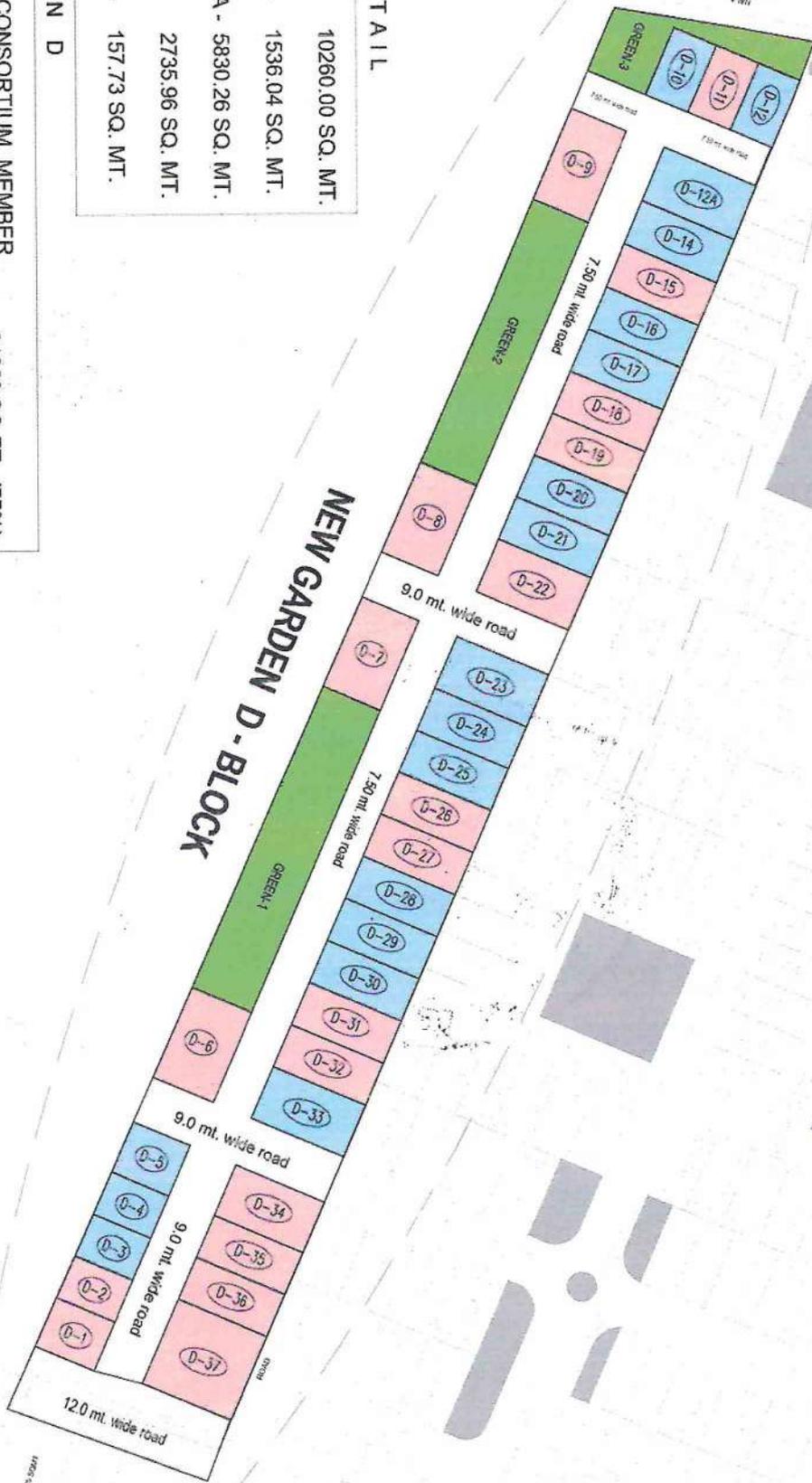
ANNEXURE-1

AREA DETAIL

TOTAL AREA - 10260.00 SQ. MT.
 GREEN AREA - 1536.04 SQ. MT.
 PLOTTED AREA - 5830.26 SQ. MT.
 ROAD AREA - 2735.96 SQ. MT.
 OTHER AREA - 157.73 SQ. MT.

LEGEND

	CONSORTIUM MEMBER (CAPT. ISHTIAQ AHMED KHAN)	34269 SQ. FT. (55%)
	LEAD MEMBER (SPRING GARDEN)	28489 SQ. FT. (45%)
	TOTAL PLOT AREA	62758 SQ. FT.



Ishtiaq Ahmed Khan
 For SPRING GARDEN
Ishtiaq Ahmed Khan
 PARTNER

Signature

Signature

आवेदन सं०: 202300813005358

बही संख्या 4 जिल्द संख्या 41 के पृष्ठ 115 से 164 तक क्रमांक 28 पर दिनांक 06/05/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुश्रीमति मिह .

उप निबंधक : सण्डीला

हरदोई

06/05/2023

