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Government of Uttar Pradesh

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Property Description
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Stamp Duty Paid By
Stamp Duty Amount(Rs.)

IN-UP68473138893962V
24-Jul-2023 05:32 PM
NEWIMPACC (SV)/ up14111404/ BAREILLY/ UP-BLY
SUBIN-UPUP1411140432071028569739V
MOHD HASEEB AND OTHERS
Article 19 Certificate or other Document
Not Applicable
AADHAR INFRABUILD
MOHD HASEEB AND OTHERS
MOHD HASEEB AND OTHERS
1,000
(One Thousand only)



Please write or type below this line

2025 RELEASE UNDER E.O. 14176

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.
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JD 0040310218

THEY ARE USED AS A CARRIER FOR THE POLYMER AND ARE LIQUIDATED AND POLYMERIZED IN THE LIQUID STATE.

SHIL



PI30180100



Company
S. L. SAXENA
Advocate
Jail Road, Bareilly



Advocate
Jail Road, Bareilly



CONSORTIUM AGREEMENT



By Me

S. L. SAXENA

Advocate

Jail Road, Bareilly

This CONSORTIUM AGREEMENT (in short "Agreement") is entered into 25th Day of JULY, 2023.

AMONGST

1. AADHAR INFRABUILD (Reg.No.BAR-13751) a partnership firm registered with the Registrar of firms, Uttar Pradesh having its registered Office at 54 Gher Zafar Khan near Mortara Building Old City, Bareilly, Uttar Pradesh-(243003), through its Authorised Signatory Mr. Mohd Haseeb, S/o Mr.Mohd Haneef, R/o 39,Kazi Tola Old City, Bareilly, Uttar Pradesh-(243005)(herein "**Lead Member**") which expression shall unless it be repugnant to the context or meaning thereof, include its successor, liquidators and assigns of the One Part.

Adhaar No xxxx-xxxx- 8543, Mob No. 9548131886

AND

- i. ✓ Mr. Mohd Haseeb, S/o Mr.Mohd Haneef, R/o 39,Kazi Tola Old City, Bareilly, Uttar Pradesh-(243005)
Adhaar No xxxx-xxxx- 8543, PAN No. ABIPH7524B, Mob No. 9548131886

- ii. AADHAR INFRACRAFT PVT. LTD.(CIN NO. U70109UP2021PTC156383) a company registered under the Companies Act,2013 (18 of 2013) through its Authorised Signatory Mr.Amit Sethi, S/o Mr.Ram Chandra Sethi, R/o 676, Janakpuri, Bareilly, Uttar Pradesh-(243122) having its registered Office at 672, Janakpuri, Rajendra Nagar, Bareilly, Uttar Pradesh-(243122).

Adhaar No xxxx-xxxx- 1236,

- iii. Mr. Mukesh Upadhyaya S/O Mr. Mahesh Chandra Upadhyaya, R/O 21, Behind Hartmann College, Shailendra Nagar, Bareilly, Uttar Pradesh-(243001).

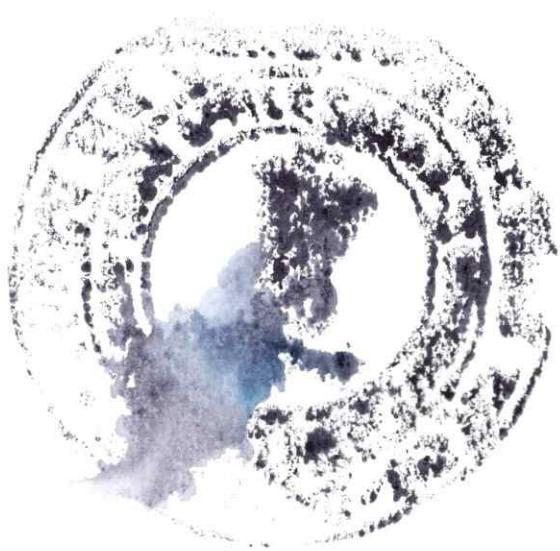
Adhaar No xxxx-xxxx- 9559, PAN No. AAFPU6655E, Mob No. 9837249865

M. Haseeb

M. Haseeb

Amit

Mukesh Upadhyaya



Hereinafter collectively referred to as "**Consortium Members**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her/their legal heirs, successor-in-interest, Successors, Legal representatives and permitted assigns.

*(The Lead Member and the Consortium Members are hereinafter collectively referred as "**Parties**" and individually as "**Party**")*

WHEREAS

- A. The Consortium Members are owner and in possession of various parcel(s) of land.
- B. The Consortium Members intend to develop a residential township on the Said Land (herein '**Urban Villas**') in accordance with the provisions of policy framed by the concern authorities (as amended from time to time) in this regard.
- C. The Parties have agreed to join hands in the form of Consortium to provide the financial, technical, managerial and other services for the Project on the following terms and conditions:-

NOW, THEREFORE, THIS AGREEMENT WITNESSES AS FOLLOWS:-

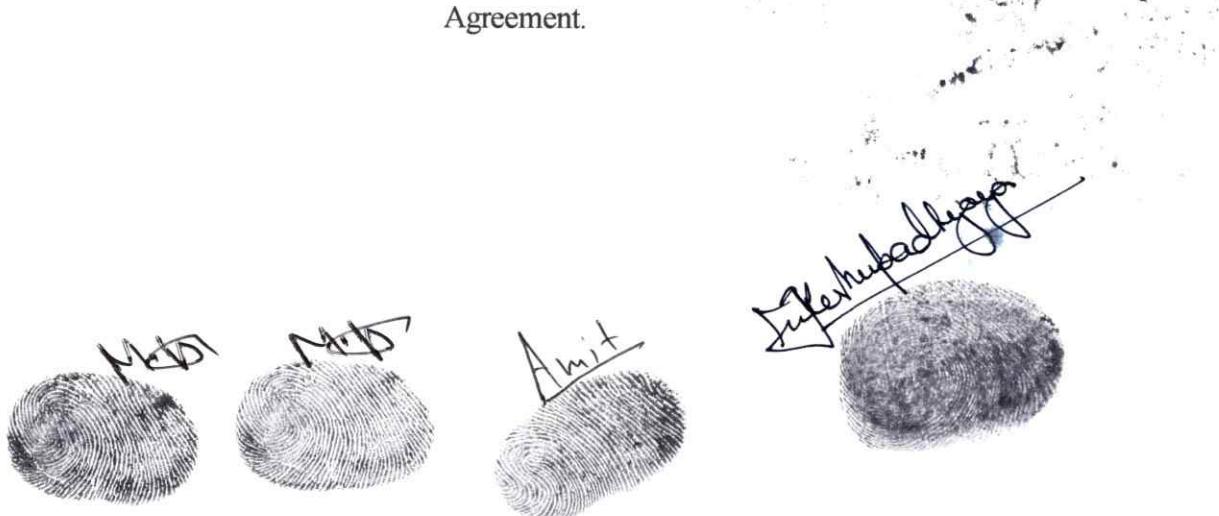
In consideration of the mutual covenants of the Parties the sufficiency whereof is hereby acknowledges and other good valuable consideration, the Parties have agreed as follows:

1. LEAD MEMBER:

- 1.1 The Consortium Members have mutually decided to appoint **AADHAR INFRABUILD** as a Private Developer and as a **Lead Member**.

2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:

- 2.1 The purpose of this Agreement is to specify the responsibilities of the Parties towards the execution of the Project including land assembly, preparation of detailed project report, securing of clearances/approvals, execution and completion of development works/construction works, maintenance of services and management and disposal of properties and to set out further rights and obligations of the Parties supplementing but not conflicting with those present in this Agreement.



आवेदन सं०: 202300787031756

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

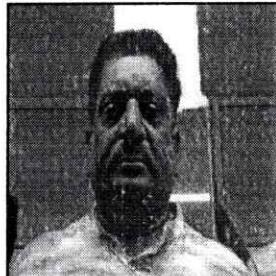
रजिस्ट्रेशन सं०: 439

वर्ष: 2023

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री AADHAR INFRABUILD द्वारा
मोहम्मद हसीब अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री मोहम्मद हनीफ
व्यवसाय : व्यापार
निवासी: 39, काजी टोला ओल्ड सिटी बरेली

M/H/S



श्री, AADHAR INFRABUILD द्वारा

मोहम्मद हसीब अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
26/07/2023 एवं 01:16:06 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक : सदर प्रथम
बरेली
26/07/2023

वीरेन्द्र पाल सिंह.
निबंधक लिपिक
26/07/2023

प्रिंट करें

- 2.2 The Lead Member shall be absolutely authorized by the Consortium Members to make representation and declaration on their behalf before concerned authorities for carrying out development and completion of the Project.
- 2.3 The Lead Member shall be responsible to obtain from government authorities/department all permissions (if required), no-objections and sanction of layout plans, revised layout plans required for development and completion of Project as well as building plans/ revised building plans for construction.
- 2.4 The Lead Member shall deal with all government authorities (if required) for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Project.
- 2.5 The Lead Member shall be responsible to make payment for all fee, charges, costs and expenses incurred in connection with the development, marketing and construction of the Project.
- 2.6 The Lead member shall be absolutely authorized to develop/allot/book the properties of the project. Only the land owner will have full authority to execute the sale deed of his/her respective property.
- 2.7 The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.

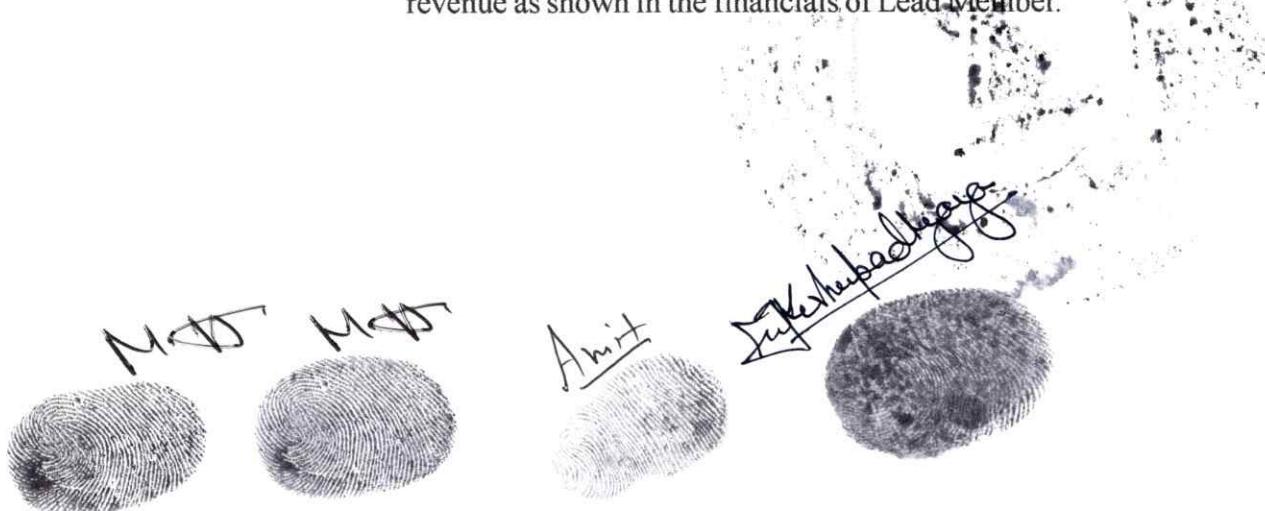
3. PROJECT MANAGEMENT STRUCTURE:

- 3.1 The Lead Member shall act as a Private Developer. It is clarified that no land is being transferred by this Consortium Agreement.

4. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

- 4.1 All cost/expenses/fee/charges relating to the Project shall be borne by the Lead Member.
- 4.2 In lieu of the land contributed by the Consortium Members, considering the market response of the Project the respective Consortium Members shall be entitled annually a percentage of Gross Revenue of the Project, as maybe mutually agreed amongst the Lead Members and the respective Consortium Members.

The term "GROSS REVENUE" for the purpose of this clause shall mean revenue as shown in the financials of Lead Member.



आवेदन सं०: 202300787031756

बही सं०: 4

रजिस्ट्रेशन सं०: 439

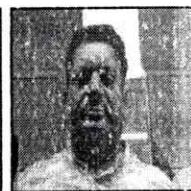
वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
प्रथम पक्ष: 1

श्री AADHAR INFRABUILD के द्वारा मोहम्मद
हसीब, पुत्र श्री मोहम्मद हनीफ

निवासी: 39, काजी टोला ओल्ड सिटी बरेली

व्यवसाय: व्यापार



द्वितीय पक्ष: 1

श्री मोहम्मद हसीब, पुत्र श्री मोहम्मद हनीफ

निवासी: 39, काजी टोला ओल्ड सिटी बरेली

व्यवसाय: व्यापार



द्वितीय पक्ष: 2

श्री AADHAR INFRA CRAFT के द्वारा अमित
सेठी, पुत्र श्री राम चन्द्र सेठी

निवासी: 676, जनकपुरी बरेली

व्यवसाय: व्यापार



द्वितीय पक्ष: 3

श्री मुकेश उपाध्याय, पुत्र श्री महेश चन्द्र उपाध्याय

निवासी: 21, Behind hartmen कालेज शेलेन्ड्र नगर
बरेली

व्यवसाय: व्यापार



4.3 The Parties hereby agree that except entitlement of Gross Revenue [Defined above], the Consortium Members shall not have any entitlement of any nature, whatsoever in the Said Land and/or Project and the Lead Member shall be solely entitled to all rights and benefits accruing with respect to the Said Land and/ or the Project.

5. GENERAL TERMS AND CONDITIONS:

5.1 MISC

- a) The Lead Member shall be absolutely entitled to (i) decide the method and/or manner of carrying out development/construction and completion of the Project or matters incidental there to and (ii) to dispose of the properties of the Project on such price, terms and condition as it deem fit and proper.
- b) The Consortium Members shall sign all documents as may be required by the Lead Member time to time without any objection thereby authorizing Lead Member to (i) develop/construct and complete the Project, (ii) allot/book the sanctioned properties of the Project to any person(s) and receive sale consideration etc thereon and (iii) handover the project to the association of allottee(s) of the Project and/or concerned authorities, as the case maybe. (iv) to open and manage the rera bank accounts.
- c) The Consortium Members hereby agrees and undertakes to identify and hold harmless the Lead Member and its directors officers, and employees from and against and pay and make good the monetary value of, any and losses incurred or suffered by the Lead Member directly arising out of, relating to or resulting from:
 - i. Breach of any representations and warranties contained in the Agreement; or
 - ii. A breach of any provision of this Agreement
- d) Any Provision of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in anyway the remaining provisions thereof.
- e) In case of any change in the Consortium Members of the Consortium, an amended Consortium Agreement shall be submitted to the authority by the Lead Member.
- f) The Parties hereby understand and agree that each party shall be individually liable to meet out there obligations pertaining to the tax/s as maybe attracted on the present understanding.

M.D *M.D* *Anil* *Subhash*



ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : 1

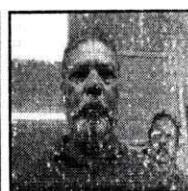
श्री रईस अहमद कुर्रेशी , पुत्र श्री हाजी नवाब

निवासी: 53, कसाई टोला कटकुइंयां बरेली

व्यवसाय: अन्य

Rais Ahmad

पहचानकर्ता : 2

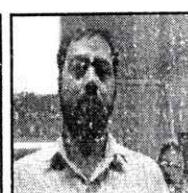


श्री अमित कुमार , पुत्र श्री राम स्वरूप

निवासी: शाहदाना बरेली

व्यवसाय: दस्तावेज लेखक

Amrit Kumar



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Ravi Prakash Sharma

उप निबंधक : सदर प्रथम

बरेली

26/07/2023

वीरेन्द्र पाल सिंह

निबंधक लिपिक बरेली

26/07/2023

प्रिंट करें

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



5.2 GOVERNING LAW: This Agreement shall in respect be construed in accordance with Laws Of India, as amended from time to time and in event of conflict between the provisions of this Agreement and the said laws the later shall prevail.

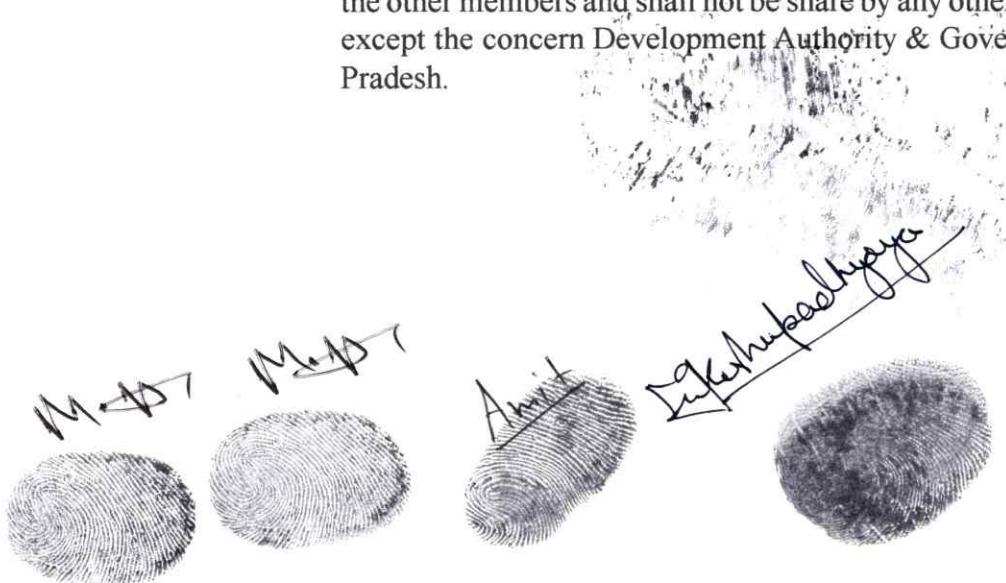
5.3 FORCE MAJEUR: None of the Parties shall be held in default in the performance of the obligation under this Agreement, in such circumstances of force majeure, that is to say, circumstances shall include, but without any limitation to war, civil commotion, riots, Act of God, reason beyond control, Government Action. In the event of force majeure, the Parties of the Agreement undertake to consult each other.

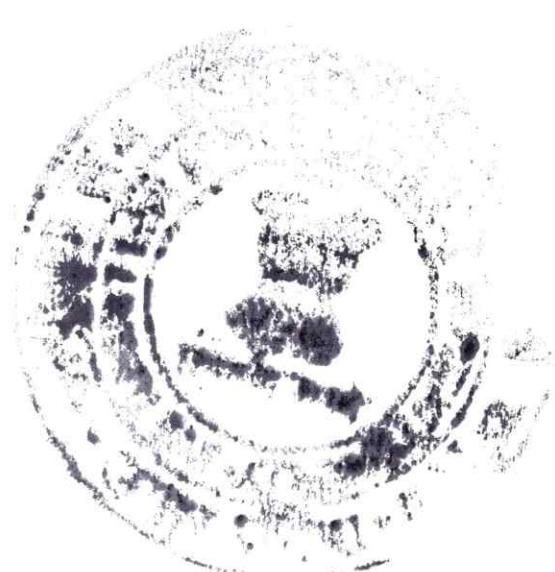
5.4 SETTLEMENT OF DISPUTES: All Parties agree to settle amicably all disputes arising out of or concerning this Agreement. In the event of the Parties failing to amicably resolve any dispute in the foregoing matter, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.

5.5 WAIVER: The waiver of any Party of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to waiver of the subsequent breach.

5.6 TOTALITY: This 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 Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representative as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreement between the Parties of the Project. The agreement shall be valid and enforceable till the completion of the Project.

5.7 CONFIDENTIALITY: All members shall be under obligation not to disclose any information of terms of this Agreement to any third party. All documents and information exchanged between the Parties for the purpose of Project shall be treated as strictly confidential by the other members and shall not be share by any other outside agency except the concern Development Authority & Government of Uttar Pradesh.





5.8 NOTICES: Any notice required pursuant to the Consortium Agreement shall be given 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 Agreement.

5.9 MODIFICATION AMENDMENT: The terms and conditions of this Agreement may be modified/ amended as maybe stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties.

5.10 DURATION OF CONSORTIUM AGREEMENT: This Agreement is irrevocable in nature, however same shall stand concluded upon completion of the project and handing over of the same to the association of allottee/s of the Project and/or concerned authorities, as the case may be. However any partner of the Lead Member can buy out the share of the other consortium member(s) with his/her consent, following which said consortium member will cease to be part of this consortium agreement.

5.11 LIABILITY:

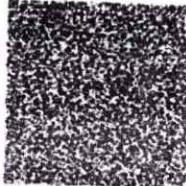
The Parties hereby understand and agree that each Party shall be individually liable for any default with regard to the deliverables of its/his/her part under the terms and conditions of this Agreement.

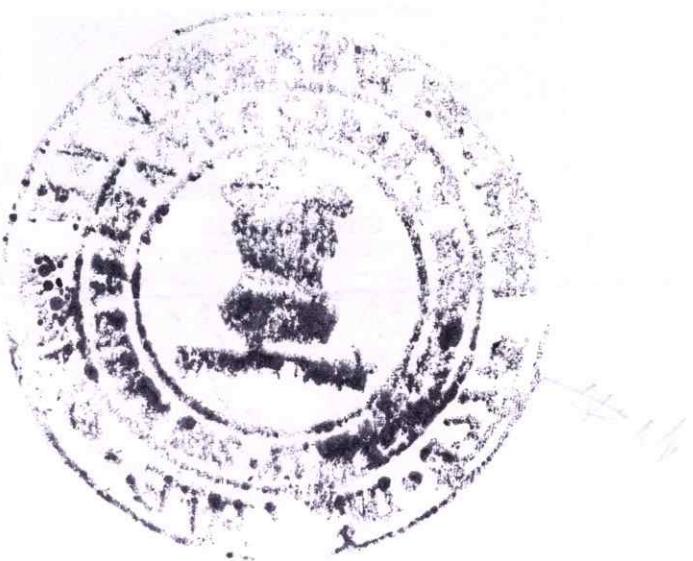
5.12 JURISDICTION:

Any and all disputes arising out of this agreement shall be settled through arbitration under the arbitration and conciliation act1976 by a sole arbitrator to be mutually appointed by the parties. The seat and venue of arbitration shall be at Bareilly.





<div style="text-align: center;">   <p>भारत सरकार Government of India</p> <p>भारतीय विशिष्ट पहचान प्राप्तिकरण Unique Identification Authority of India</p> <p>नामांकन क्रम/ Enrolment No.: 1450/10817/01138</p> <p>To मोह हसीब Mohd Haseeb S/O Mohd Haneef 39, Kazi Tola Old City Bareilly Shanat Ganj Bareilly Uttar Pradesh - 243005 9548131686</p> <p>Download Date: 06/11/2021</p> <p>Issue Date: 22/12/2017</p> <p></p> <p></p> <p>आपका आधार क्रमांक / Your Aadhaar No.: 5164 1750 8543 VID: 9175 3022 5121 1275</p> <p>मेरा आधार, मेरी पहचान</p> <p>मरण सरकार Government of India</p> <p>नामांकन</p> <p>मोह हसीब Mohd Haseeb जन्म तिथि/DOB: 02/02/1976 पुरुष/ MALE</p> <p>Download Date: 06/11/2021</p> <p>Issue Date: 22/12/2017</p> <p>5164 1750 8543 VID: 9175 3022 5121 1275</p> <p>मेरा आधार, मेरी पहचान</p> </div>	<div style="text-align: center;">   <p>सूचना</p> <p>■ आधार पहचान का प्रमाण है, नागरिकता का नहीं। ■ सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्राप्तिकरण करें। ■ यह एक इलेक्ट्रॉनिक प्रतिक्रिया हारा बना हुआ पत्र है।</p> <p>INFORMATION</p> <ul style="list-style-type: none"> ■ Aadhaar is a proof of identity, not of citizenship ■ Verify identity using Secure QR Code/ Offline XML/ Online Authentication ■ This is electronically generated letter. <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <ul style="list-style-type: none"> ■ आधार देश भर में मान्य है। ■ आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है। ■ आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें। ■ आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ। ■ Aadhaar is valid throughout the country ■ Aadhaar helps you avail various Government and non-Government services easily. ■ Keep your mobile number & email ID updated in Aadhaar ■ Carry Aadhaar in your smart phone – use mAadhaar App. </div> <p>भारतीय विशिष्ट पहचान प्राप्तिकरण Unique Identification Authority of India</p> <p>पता: S/O मोह हसीब, 39, काजी टोला पुराना हार, बरेली, बरेली, उत्तर प्रदेश - 243005</p> <p>Address: S/O Mohd Haneef, 39, Kazi Tola Old City, Bareilly, Bareilly, Uttar Pradesh - 243005</p> <p></p> <p>5164 1750 8543 VID: 9175 3022 5121 1275</p> <p>Help & Support: www.uidai.gov.in</p> </div>
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भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

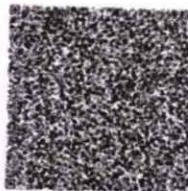
नामांकन क्रम/ Enrolment No.: 1450/10817/01138

To
मोह हसीब
Mohd Haseeb
S/O Mohd Haneef
39, Kazi Tola Old City
Bareilly
Shamat Ganj
Bareilly Uttar Pradesh - 243005
9548131686

Download Date: 09/11/2021

Issue Date: 22/12/2017

Signature Verified
Aadhaar ID: 516417508543
Date: 22/12/2017



आपका आधार क्रमांक / Your Aadhaar No. :
5164 1750 8543
VID : 9175 3022 5121 1275

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



मोह हसीब
Mohd Haseeb
जन्म तिथि/DOB: 02/02/1976
पुरुष / MALE

Download Date: 09/11/2021

Issue Date: 22/12/2017

5164 1750 8543
VID : 9175 3022 5121 1275
मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्राप्तिगत करे।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट स्टॉक।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O मोह हनीफ, 39, काजी टोला पुराना बाजार, बरेली,
उत्तर प्रदेश - 243005

Address:
S/O Mohd Haneef, 39, Kazi Tola Old City,
Bareilly, Bareilly,
Uttar Pradesh - 243005



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INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी संखा संख्या कार्ड
Permanent Account Number Card

ABIPH7524B

नाम / Name
MOHD HASEEB

पिता का नाम / Father's Name
MOHD HANEEF

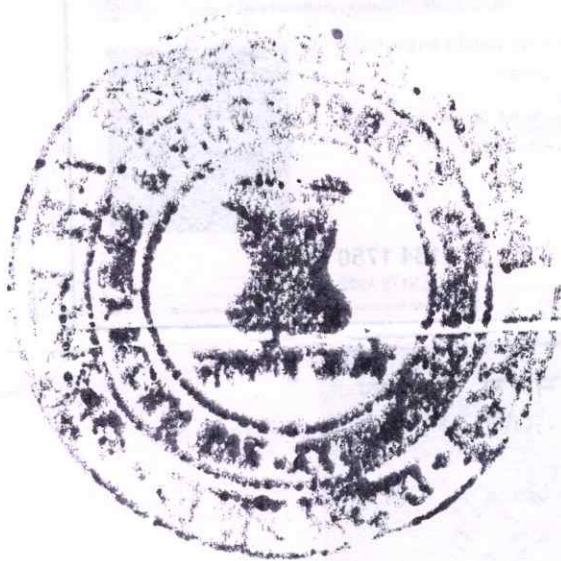
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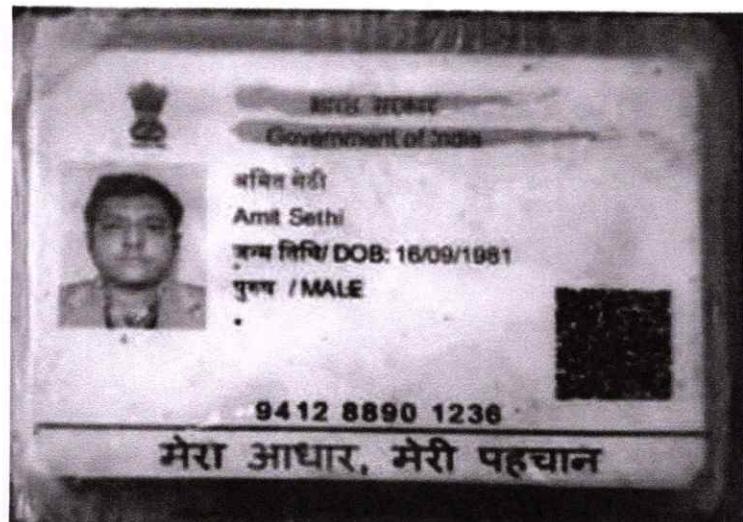
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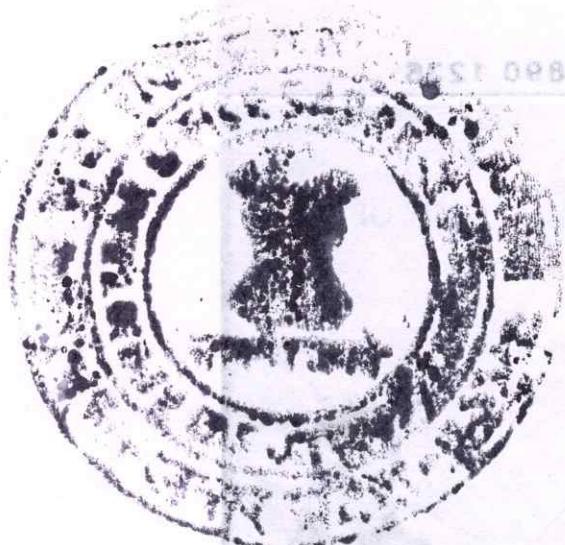
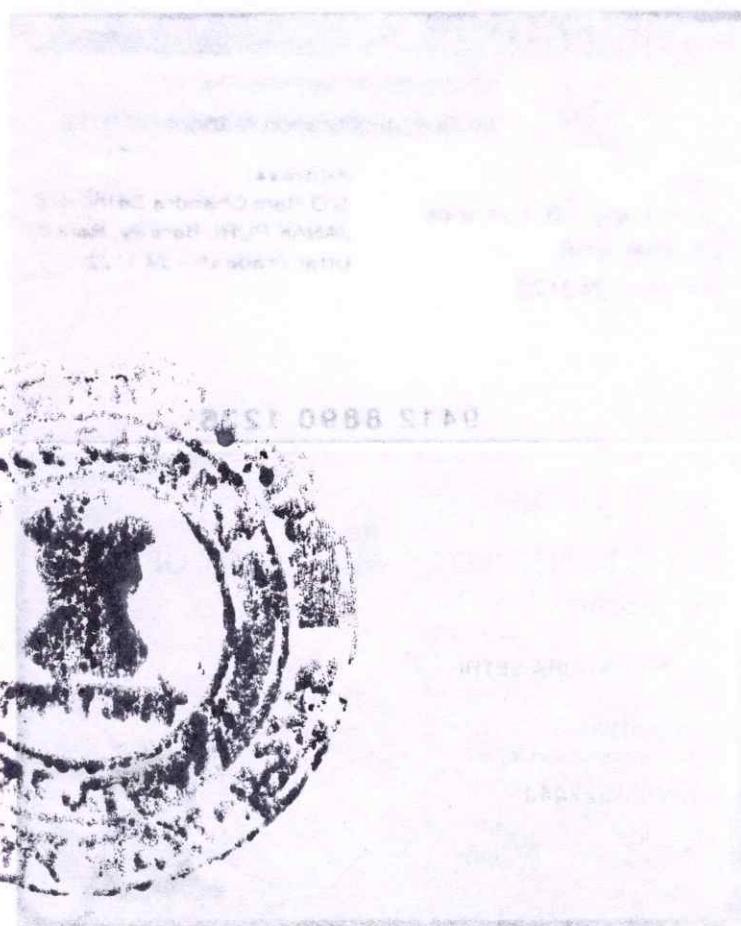
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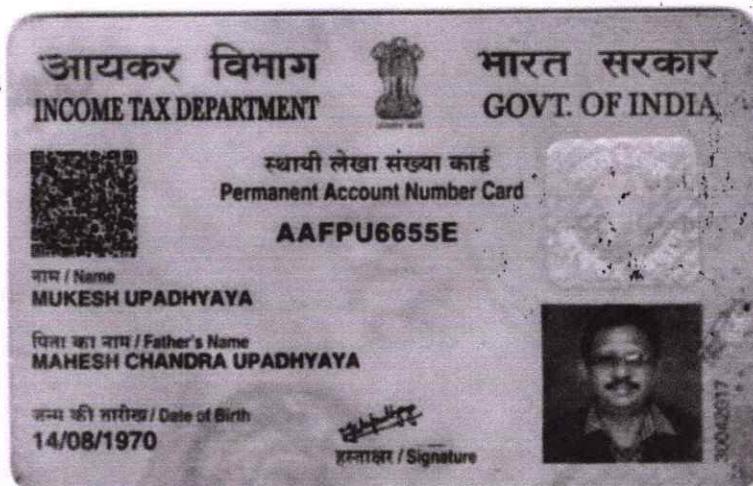
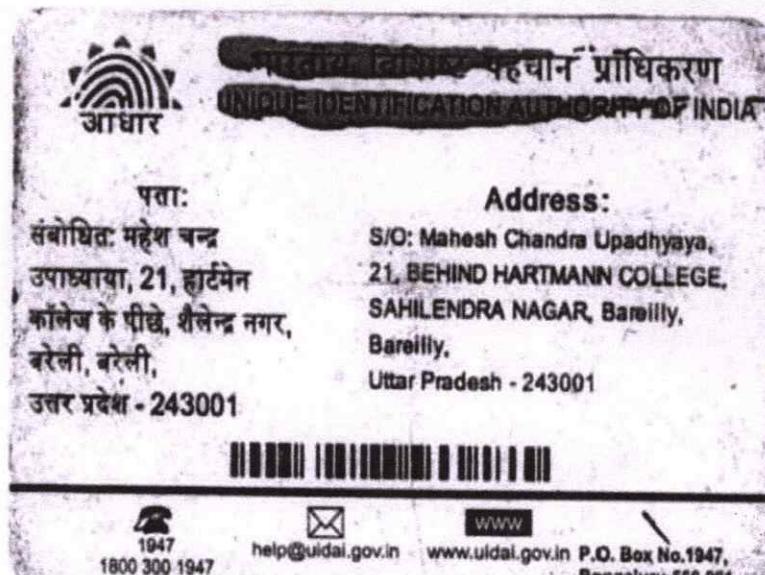
M. H. S.





Amit





Mukesh Upadhyaya

THE GOVERNMENT OF INDIA
MINISTRY OF HOME

THE GOVERNMENT OF INDIA
MINISTRY OF HOME
DEPARTMENT OF HOME AFFAIRS
BUREAU OF POLICE RESEARCH AND DEVELOPMENT

REF ID: A6806

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BUREAU OF POLICE RESEARCH AND DEVELOPMENT

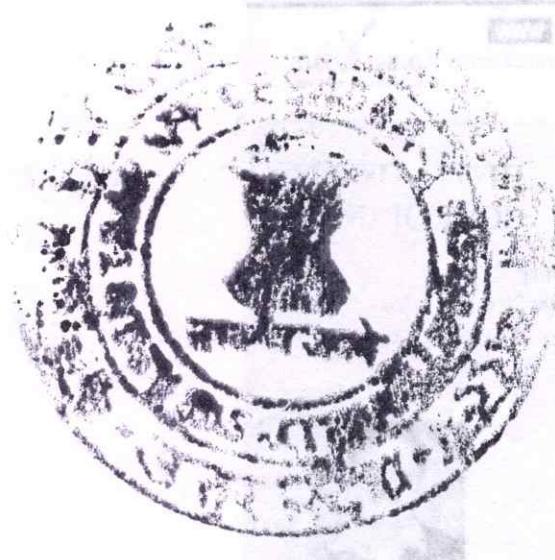
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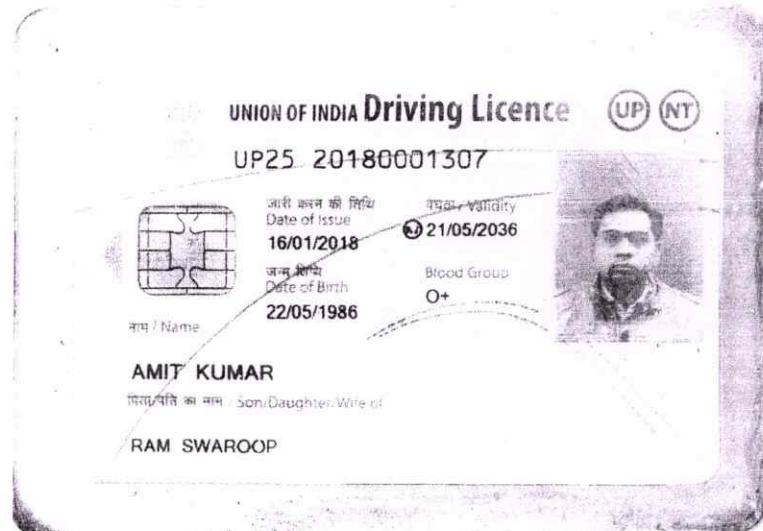
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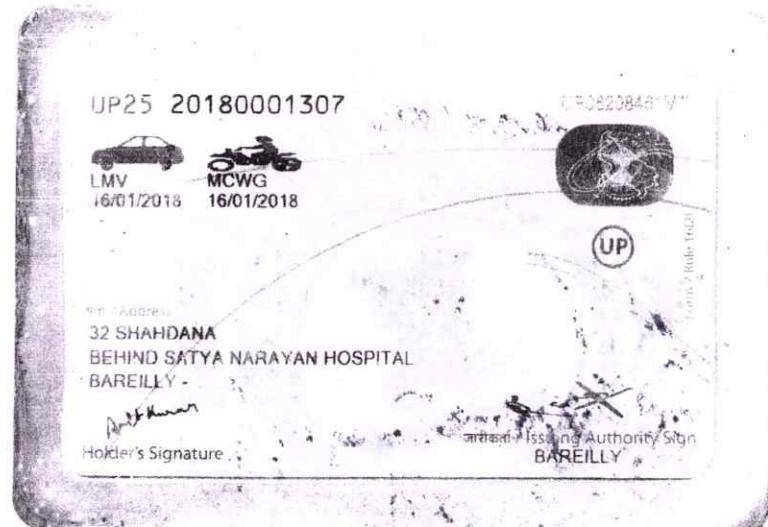


Rais Ahmad



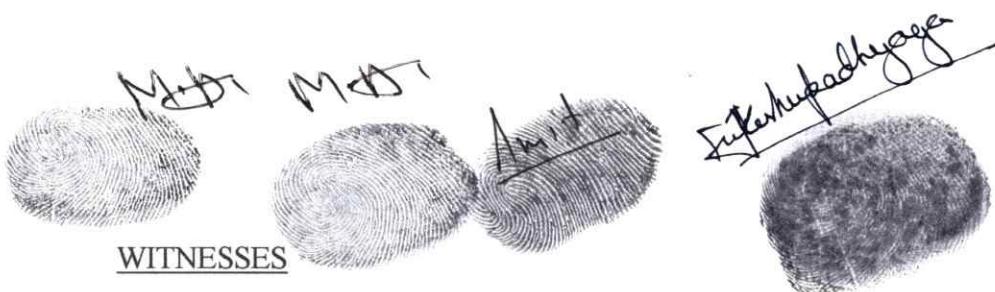


31st Aug 1967





IN WITNESS WHEREOF the Lead Member and Consortium Members have executed this agreement on this 25th Day of July, 2023. at Bareilly.


WITNESSES

1 Fauzia Akmal

(ए. ३५८८
२५८८ नेहरू अड्डा
सि. एच. राजा
पा. ५३ अर्टिस्ट एड्रेस
अमृताम, अरूप)



Compared By Me
S. K. Saxena
Advocate
Jail Road, Bareilly

2

अमृत अमृत
मुमुक्षु अड्डा
सि. लिंगेश्वर
पा. लिंगेश्वर अड्डा



Compared By Me
S. K. Saxena
Advocate
Jail Road, Bareilly

Drafted by
Printed by

Amit

(AMIT SETHI)

आवेदन सं: 202300787031756

बही संख्या 4 जिल्द संख्या 325 के पृष्ठ 13 से 26 तक क्रमांक 439 पर दिनांक 26/07/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक: सदर प्रथम
बरेली
26/07/2023

