



INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP54339322893273V

e-Stamp



Certificate No. : IN-UP54339322893273V
Certificate Issued Date : 26-Oct-2023 02:45 PM
Account Reference : NEWIMPACC (SV)/ up14777704/ MEERUT SADAR/ UP-MRT
Unique Doc. Reference : SUBIN-UPUP1477770404377148779068V
Purchased by : RENUKA BUILDTECH PVT LTD
Description of Document : Article 46 Patnership
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : RENUKA BUILDTECH PVT LTD
Second Party : AYUSH GUPTA SO SH ATUL GUPTA AND OTHERS
Stamp Duty Paid By : RENUKA BUILDTECH PVT LTD
Stamp Duty Amount(Rs.) : 1,000
(One Thousand only)



E-STAMP

E-STAMP

VERIFY

LOCKED

For RENUKA BUILDTECH PVT. LTD.

GENERAL POWER ATTORNEY
HOLDER OF KULDEEP SINGH LAMBA

Director

TEJENDRA SINGH KHURANA

CITI ASIA HOTELS INDIA PRIVATE LIMITED

For A.I. ASSOCIATES

For CITI ASIA ASSOCIATES

DIRECTOR

Partner

Partner

RD 0007437352

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.e-stamp.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.

CONSORTIUM AGREEMENT

THIS CONSORTIUM AGREEMENT dated 26th day of October 2023, is made by and.

BETWEEN

M/s. Renuka Buildtech Pvt. Ltd. having its registered office at A-312, Meerut Mall, Delhi Road, Meerut -250001, Uttar Pradesh, India, Meerut through its director Sh. Atul Gupta S/o Sh. Ramesh Chand R/o 39/16, Shivaji Road, Meerut, which expression shall unless contrary for repugnant to the context here be deemed to be included their executors and assigns or successors.

AND

Kuldeep Singh Lamba S/o Sh. Hara Singh Lamba R/o N-7, Green Park Ext., New Delhi-110016, Presently Residing at Bunglaw No.9, Sunder Nagar, Pandara Road, Central Delhi-110003 Th. Its Attorney Sh. Tejendra Singh Khurana S/o Sh. Gurbaksh Singh Khurana R/o B-57, Takshshila Colony, Garh Road, Meerut Which is stamped on dated 04-12-2015 in the office of Superintendent of Uttar Pradesh, Meerut, which expression shall unless contrary for repugnant to the context here be deemed to be included their executors and assigns or successors.

For RENUKA BUILDTECH PVT. LTD.

GENERAL POWER ATTORNEY
HOLDER OF KULDEEP SINGH LAMBA

Director

TEJENDRA SINGH KHURANA

CITIASIA HOTELS INDIA PRIVATE LIMITED

DIRECTOR

For A.I. ASSOCIATES

Partner

For CITIASIA ASSOCIATES

Partner



B.A.

Nitin G
NITIN GOEL
Advocate



Nitin G
NITIN GOEL
Advocate



of

Nitin G
NITIN GOEL
Advocate



Nitin G
NITIN GOEL
Advocate

hush



Ayush Gupta

Nitin G
NITIN GOEL
Advocate



Nitin G
NITIN GOEL
Advocate



Nitin G
NITIN GOEL
Advocate



7

Nitin G
NITIN GOEL
Advocate



B.A.

Nitin G
NITIN GOEL
Advocate



(3)
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AND

Sh. Ayush Gupta S/o Sh. Atul Gupta R/o A-310, Meerut Mall, Delhi Road, Meerut, which expression shall unless contrary for repugnant to the context here be deemed to be included their executors and assigns or successors.

AND

Sh. Aaveg Garg S/o Sh. Inder Garg R/o 228, Shivaji Road, Meerut through his General Power of Attorney **Sh. Inder Garg S/o Late Sh. Devdutt Garg R/o 228, Shivaji Road, Meerut** which was registered in the office of Sub- Registrar, Meerut at Book No. 4, volume 316, on pages 263 to 268 at S.L.No. 95 on dated 17.03.2006 , which expression shall unless contrary for repugnant to the context here be deemed to be included their executors and assigns or successors.

AND

Sh. Achal Garg S/o Sh. Inder Garg R/o 228, Shivaji Road, Meerut through his General Power of Attorney **Sh. Inder Garg S/o Late Sh. Devdutt Garg R/o 228, Shivaji Road, Meerut** which was written on 30.11.2007 and registered in the office of Sub- Registrar, Meerut at Book No. 4, volume 435, on pages 203 to 212 at S.L.No. 450 on dated 01.12.2007, which expression shall unless contrary for

For RENUKA BUILDTECH PVT. LTD.

GENERAL POWER ATTORNEY
HOLDER OF KULDEEP SINGH LAMBA

Director

TEJENDRA SINGH KHURANA

CITIASIA HOTELS INDIA PRIVATE LIMITED

For A.I. ASSOCIATES

For CITIASIA ASSOCIATES

DIRECTOR

Partner

Partner

ગાંધી-૧



Nitin Goel
GOEL
Advocate

S.K. Tyagi

S.K. Tyagi

સુખિત ત્યાગી ઈ.એ. સી. લિ. રી. હા. બુચાર ત્યાગી
સી.એ. બલીરા, મુલ્કાચાર ત્યાગી

ગાંધી-૨



Nitin Goel
GOEL
Advocate

Ce

Ce

ગીરવ શર્મા ઈ.એ. સી.એ. સી.એ. લાલ શર્મા
સી.એ. 1327, હાલ ત્યાગી, મેરુ



(4)

e-Stamp Cir. No. IN-UP54339322893273V

repugnant to the context here be deemed to be included their executors and assigns or successors.

AND

Sh. Ashutosh Garg S/o Late Sh. Madan Garg R/o 228, Shivaji Road, Meerut, which expression shall unless contrary for repugnant to the context here be deemed to be included their executors and assigns or successors.

AND

M/s Citi Asia Hotels India Private Limited. Add. A-310, Meerut Mall, Delhi Road, Meerut Th. Dir. Sh. Ayush Gupta S/o Sh. Atul Gupta R/o A-310, Meerut Mall, Delhi Road, Meerut which expression shall unless contrary for repugnant to the context here be deemed to be included their executors and assigns or successors.

AND

M/s A. I. Associates , Add. A-310, Meerut Mall, Delhi Road, Meerut Th. Its Partner Pradeep Kumar S/o Late Sh. Triloki Nath R/o A-19A, Defanece Colony, Mawana Road, Meerut which expression shall unless contrary for repugnant to the context here be deemed to be included their executors and assigns or successors.

AND

For RENUKA BUILDTECH PVT. LTD. GENERAL POWER ATTORNEY
HOLDER OF KULDEEP SINGH LAMBA
TEJENDRA SINGH KHURANA
Director



A/pjm
Director



Ayush Gupta

ty



ty



Ashutosh

CITIASIA HOTELS INDIA PRIVATE LIMITED For A.I. ASSOCIATES

Ayush Gupta
DIRECTOR



Pradeep
Partner

For CITIASIA ASSOCIATES



A/pjm
Partner

AND

M/s Citi Asia Associates formally Known as M/s Citi Asia Filling Center Add. A-310, Meerut Mall, Delhi Road, Meerut Th. Partner Sh. Atul Gupta S/o Sh. Ramesh Chand R/o 310, Meerut Mall, Delhi Road, Meerut ,which expression shall unless contrary for repugnant to the context here be deemed to be included their executors and assigns or successors.

WHEREAS all the above mentioned parties entered and executed this CONSORTIUM AGREEMENT to form a Consortium of Developers Companies with the object of development of Integrated Township in the state of Uttar Pradesh and for submitting the proposal to the Government of Uttar Pradesh for selection of Private Developers for development of Integrated Township in the state of Uttar Pradesh.

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

1. Lead Member
For RENUKA BUILDTECH PVT. LTD.



Director

GENERAL POWER ATTORNEY
HOLDER OF KULDEEP SINGH LAMPA

TEJENDRA SINGH KHURANA

Ayush Gupta



@Anurag

CITIASIA HOTELS INDIA PRIVATE LIMITED

For A.I. ASSOCIATES

For CITIASIA ASSOCIATES

Ayush Gupta
DIRECTOR



Partner



Partner

(6)

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a) All the Consortium member, have mutually decided to appoint **M/s. Renuka Buildtech Pvt. Ltd.** as a lead Member.

2. Aim and Scope of Consortium Agreement: The Sole aim of this Consortium Agreement is for submitting the proposal the development of the Integrated Township in the state of Uttar Pradesh.

3. Shareholding basis in Consortium

a) **M/s. Renuka Buildtech Pvt. Ltd.** shall act as a lead member of the Consortium. The other member of the consortium has empowered **M/s. Renuka Buildtech Pvt. Ltd.** to take any decision in relation of the said project.

b. The shareholding of all the members of the consortium shall be in the ratio of their land contributed in the project.

4. Project Management Structure and Roles of the Members

M/s. Renuka Buildtech Pvt. Ltd. will work as Private Developer as per definition of Meerut Development Authority and arrange for land and Finance for the project in future.

For RENUKA BUILDTECH PVT. LTD. GENERAL POWER ATTORNEY
HOLDER OF KULDEEP SINGH LAMBA

 
Director


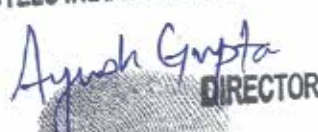
TEJENDRA SINGH KHURANA

CITIASIA HOTELS INDIA PRIVATE LIMITED

 
DIRECTOR

For A.I. ASSOCIATES

 
Partner

For CITIASIA ASSOCIATES

 
Partner

(7)

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M/s. Renuka Buildtech Pvt. Ltd. will provide technical know how for the implementation of the project.

M/s. Renuka Buildtech Pvt. Ltd. will arrange finance and look after the implementation of the project, if awarded.

5. Funding and Basis of Sharing the Expenditure and Remuneration

- a. Upto the Allotment of the Project in the name of Consortium, all cost related to the Project shall be borne by **M/s. Renuka Buildtech Pvt. Ltd.**
- b. The Consortium shall raise loans from the Financial Institution/Banks for the project and any shortfall in financing of the Project shall be contributed by the consortium members in the ratio of their shareholding.
- c. Upon completion of the Project profit and loss shall be shared by the Consortium members in ratio of their shareholding of the land contributed.

6. General Terms And Conditions
For RENUKA BUILDTECH PVT. LTD.

GENERAL POWER ATTORNEY
HOLDER OF KULDEEP SINGH LAMBA

TEJENDRA SINGH KHURANA

Director

CITIASIA HOTELS INDIA PRIVATE LIMITED

For A.I. ASSOCIATES

For CITIASIA ASSOCIATES

DIRECTOR

Partner

Partner

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

6.b FORCE MAJEUR : None of the members shall be held in default in the performance of the obligation, under the Consortium Agreement, in such circumstances of force major, that is to say, circumstances shall include, but without any limitation to war, civil, commotion, riots, Acts of God, Government Action. In the event of force majeure, the member of the Consortium Agreement undertakes to consult each other.

VALIDITY

6.c 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

For RENUKA BUILDTECH PVT. LTD.


Director

GENERAL POWER ATTORNEY
HOLDER OF KULDEEP SINGH LAMBA

TEJENDRA SINGH KHURANA









CITIASIA HOTELS INDIA PRIVATE LIMITED


DIRECTOR

For A.I. ASSOCIATES


Partner

For CITIASIA ASSOCIATES


Partner

- Upon Completion of the Project.
- ii) The Consortium Agreement shall be valid and enforceable till the completion of this Project.

6.d MISCELLANEOUS / LIABILITY : Nothing in this shall be constructed providing for the sharing of the profit & loss arising out of the efforts of any of the members, except as may be provided for in any resultant sub-contract of Consortium 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 therein. No party shall be liable for any financial compensation arising out of the termination of the Consortium Agreement, to other members of the 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.

For RENUKA BUILDTECH PVT. LTD.

GENERAL POWER ATTORNEY
HOLDER OF KULDEEP SINGH LAMRA

Director

TEJENDRA SINGH KHURANA

CITIASIA HOTELS INDIA PRIVATE LIMITED

For A.I. ASSOCIATES

For CITIASIA ASSOCIATES

DIRECTOR

Partner

Partner

भागीदारी विलेख

बही सं०: 4

रजिस्ट्रेशन सं०: 379

वर्ष: 2023

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

श्री रेणुका बिल्डटेक प्रा० लि० द्वारा डायरेक्टर अतुल गुप्ता द्वारा
पवन कुमार प्रमाणीकृत मुख्तार,
पुत्र श्री कृपाल सिंह
व्यवसाय : अन्य
निवासी: 253/2, इन्द्रानगर मेरठ



श्री, रेणुका बिल्डटेक प्रा० लि० द्वारा डायरेक्टर पवन कुमार
अतुल गुप्ता द्वारा प्रमाणीकृत मुख्तार
ने यह लेखपत्र इस कार्यालय में दिनांक
28/10/2023 एवं 11:11:15 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


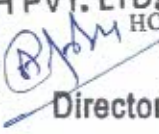



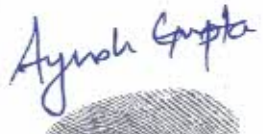
अदीबा खान प्रभारी
उप निबंधक :सदर प्रथम
मेरठ
28/10/2023


निबंधक लिपिक
28/10/2023

प्रिट करें



Note:- Mr. Pawan Kumar is authorized to present the above deed in the office of Sub-Registrar, Meerut on behalf of Mr. Atul Gupta by registered power of attorney (Only for Presentation) dated 30-06-2014 which was registered in the office of Sub-Registrar 1st in Book No.6 Volume 1 on page 273 to 282 at SL. No. 7 on dated 19-07-2014.

For RENUKA BUILDTECH PVT. LTD. **GENERAL POWER ATTORNEY**
HOLDER OF KULDEEP SINGH LAMPA
  **Director**   **TEJENDRA SINGH KHURANA**   **Ajay Singh**

CITIASIA HOTELS INDIA PRIVATE LIMITED **For A.I. ASSOCIATES** **For CITIASIA ASSOCIATES**
      **Ajay Singh**
DIRECTOR   **Partner**   **Partner**

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Note:- Mr. Kapil Garg is authorized to present the above deed in the office of Sub-Registrar, Meerut on behalf of Mr. Pradeep Kumar by registered power of attorney (Only for Presentation) dated 07.02.2022 which was registered in the office of Sub-Registrar 3rd in Book No.6 Volume 2 on page 143 to 144 at SL. No. 1 on dated 07.02.2022.

For RENUKA BUILDTECH PVT. LTD. GENERAL POWER ATTORNEY
HOLDER OF KULDEEP SINGH LAMT

Director

TEJENDRA SINGH KHURANA

Ayush Gupta

Ty

Ty

Ayush Gupta

CITIASIA HOTELS INDIA PRIVATE LIMITED

For A.I. ASSOCIATES

For CITIASIA ASSOCIATES

Ayush Gupta

DIRECTOR

Partner

Partner

बही सं०: 4

रजिस्ट्रेशन सं०: 379

वर्ष: 2023

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

भागीदार: 1

श्री रेणुका बिल्डटेक प्रा० लि० द्वारा डायरेक्टर
अतुल गुप्ता के द्वारा पवन कुमार, पुत्र श्री कृपाल
सिंह

निवासी: 253/2, इन्द्रानगर मेरठ

व्यवसाय: अन्य

भागीदार: 2



श्री कुलदीप सिंह लाम्बा के द्वारा तेजेन्द्र सिंह
खुराना, पुत्र श्री गुरुबखश सिंह

निवासी: तक्षशिला कालोनी गढ़ रोड मेरठ

व्यवसाय: अन्य

भागीदार: 3



श्री आयुष गुप्ता, पुत्र श्री अतुल गुप्ता

निवासी: ए-310, मेरठ मॉल दिल्ली रोड मेरठ

व्यवसाय: अन्य

भागीदार: 4



श्री आवेग गर्ग के द्वारा इन्द्र गर्ग, पुत्र श्री देवदत्त
गर्ग

निवासी: 228, शिवाजी रोड मेरठ

व्यवसाय: अन्य

भागीदार: 5



श्री अचल गर्ग के द्वारा इन्द्र गर्ग, पुत्र श्री देवदत्त
गर्ग

निवासी: 228, शिवाजी रोड मेरठ

व्यवसाय: अन्य

भागीदार: 6



श्री आशुतोष गर्ग, पुत्र श्री स्व० मदन गर्ग




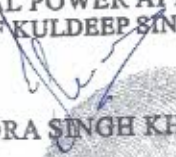
निवासी: 228, शिवाजी रोड मेरठ

व्यवसाय: अन्य

भागीदार: 7



IN WITNESS WHERE OF the members have executed this Consortium Agreement on this 26th day of October 2023 and have caused this Consortium Agreement to be signed on their behalf in the manner set out below:

For RENUKA BUILDTECH PVT. LTD. **GENERAL POWER ATTORNEY**
HOLDER OF KULDEEP SINGH LAMBRA
  **Director** **TEJENDRA SINGH KHURANA**  

 
Ajay Gupta

 
Tejendra Singh Khurana

 
Ashutosh

CITIASIA HOTELS INDIA PRIVATE LIMITED

 
DIRECTOR

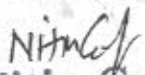
For A.J. ASSOCIATES

 
Partner

For CITIASIA ASSOCIATES

 
Partner

Dated 26-10-2023 drafted by Nitin Goel Advocate, Meerut.


Nitin Goel
Advocate
Mob. 9917000868

आवेदन सं०: 202300734078080

बही संख्या 4 जिल्द संख्या 649 के पृष्ठ 205 से 228 तक
क्रमांक 379 पर दिनांक 28/10/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अदीबा खान प्रभारी

उप निबंधक : सदर प्रथम

मेरठ

28/10/2023

