



PARAS NAVNEET

Advocate  
Chamber No. 72  
Tehsil Compound Ghaziabad  
Mob.-9891678964

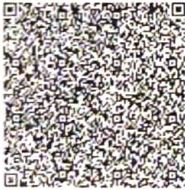
Government of Uttar Pradesh

RAJNEESH KUMAR  
ACC. CODE-UP14077104  
LICENCE NO.-207  
TEHSIL & DISTT. GHAZIABAD

सत्यमेव जयते

e-Stamp

Certificate No.	: IN-UP89080381037803U
Certificate Issued Date	: 12-May-2022 02:53 PM
Account Reference	: NEWIMPACC (SV)/ up14077104/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407710469501332108223U
Purchased by	: MNG REALTECH LLP
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MNG REALTECH LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: MNG REALTECH LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



VERIFIED BY

VINEET KUMAR  
R.C. Sadar S.R.-II  
Ghaziabad

Please write or type below this line

For MNG REALTECH LLP

Auth. Signatory

Statutory Alert:

- The authenticity of the e-Stamp certificate should be verified at [www.echilestamp.com](http://www.echilestamp.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.
- The status of issuing the legitimacy is on the users of the certificate.
- In case of any discrepancy, please inform the Competent authority.

### CONSORTIUM AGREEMENT

This **CONSORTIUM/DEVELOPMENT AGREEMENT** (hereinafter referred to as "**Agreement**") is entered at Ghaziabad on this 12th Day of May 2022.

#### **BETWEEN**

MNG REALTECH LLP CIN NO. AAQ3935 PAN No. ABMFM2907M Firm incorporated under the provisions of the LLP Act, 2013 and having its registered office at D-216/2, Central Block, Dilshad Garden, Delhi-110095, through its Authorized Signatory **Mr. SANJEEV KUMAR** (Aadhar Card No. 2100 3886 7201) S/o Shri Pritpal Singh R/o Flat No. 14051, Tower-14, Fifth Floor, ATS Advantage, Ahinsa Khand-I, Indirapruam, Ghaziabad, which expression shall unless it be repugnant to the context or meaning thereof, include its successors, liquidators and assigns of the First Part (hereinafter referred to as "**Lead Member**").

#### **AND**

#### **CONSORTIUM MEMBERS DETAILS**

**1-Mr. NARESH KUMAR SINGHAL** S/o Shri Seeta Ram Singhal R/o H-102, Patel Nagar-III, Ghaziabad, **2-Mr. PRAKHAR SINGHAL** S/o Shri Naresh Kumar Singhal R/o H-102, Patel Nagar-3, Ghaziabad, Uttar Pradesh, **3-Mr. MANISH SHARMA** S/o Late Shri G.P. Sharma R/o 11122, A.T.C. One Hamlet, 104, Noida, Gautambuddh Nagar, U.P., **4-Mr. MANVENDER KUMAR** S/o Shri O.P. Sharma R/o Ghodi Bachhera, Gautambuddh Nagar, **5-Mr. KULDEEP TYAGI** S/o Shri Daya Chand Tyagi R/o 247, Saddiq Nagar, Ghaziabad, Uttar Pradesh, 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, successors-in-interest, successors, legal representatives and permitted assigns.

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

For MNG REALTECH LLP

Auth. Sign

*[Handwritten signatures and initials]*

आवेदन सं०: 202200739068125

भागीदारी विलेख

बही सं०: 4

रजिस्ट्रेशन सं०: 3223

वर्ष: 2022

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 100 योग : 200

श्री एम एन जी रियलटेक एल एल पी द्वारा  
संजीव कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री प्रीतपाल सिंह  
व्यवसाय : अन्य

निवासी: फ्लैट नं० 14051 टावर नं० 14 ए टी एस एडवांटेज अहिंसा खण्ड-1 इन्दिरापुरम गा०बा०





श्री, एम एन जी रियलटेक एल एल पी द्वारा

संजीव कुमार अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 12/05/2022 एवं 04:02:16  
PM बजे

निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा संजीव कुमार एस०  
उप निबंधक :सदर द्वितीय  
गाजियाबाद  
12/05/2022

विनीत कुमार .  
निबंधक लिपिक  
12/05/2022



**WHEREAS**

- A. The Consortium Member and the Lead Member will work on the said project at Khasra No. 1075 Village Noor Nagar (Loni), Ghaziabad (U.P.) now known as Rajnagar Extension, Ghaziabad Uttar Pradesh.
- B. The Consortium Member intend to develop a residential township on the Said project (herein '**Project**') 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:-

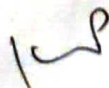
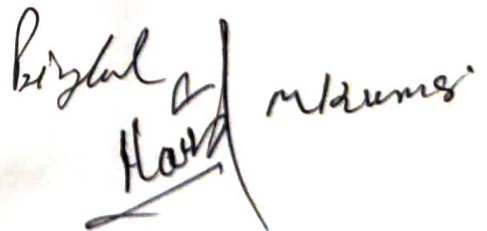
**In consideration of the above premises and agreement all the Parties in this Consortium do hereby mutually agree as follows:**

**1. Definitions and interpretations:-**

In this Agreement, the capitalized terms will, unless the context otherwise requires, have the meaning ascribed thereto.

For MNG REALTECH LLP

Auth. Signatory



आवेदन सं०: 202200739068125

बही सं०: 4

रजिस्ट्रेशन सं०: 3223

वर्ष: 2022

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

श्री एम एन जी रियलटेक एल एल पी के द्वारा संजीव कुमार, पुत्र श्री प्रीतपाल सिंह  
निवासी: फ्लैट नं० 14051 टावर नं० 14 ए टी एस एडवांटेज अहिंसा खण्ड-1  
इन्दिरापुरम गा०बाद

व्यवसाय: अन्य

भागीदार: 2

*[Signature]*



श्री नरेश कुमार सिंघल, पुत्र श्री सीता राम सिंघल

निवासी: एच-102 पटेल नगर-3 गा०बाद

व्यवसाय: अन्य

भागीदार: 3

*[Signature]*



श्री प्रखर सिंघल, पुत्र श्री नरेश कुमार सिंघल

निवासी: एच-102 पटेल नगर-3 गा०बाद

व्यवसाय: अन्य

भागीदार: 4

*[Signature]*



श्री मनीष शर्मा, पुत्र श्री जी पी शर्मा

निवासी: 11122 ए.टी.सी. वन हेमलेट 104 नोएडा गौतमबुद्ध नगर

व्यवसाय: अन्य

भागीदार: 5

*[Signature]*



श्री मानवेन्द्र कुमार, पुत्र श्री ओ पी शर्मा

निवासी: घोडी बछेडा गौतमबुद्ध नगर

व्यवसाय: अन्य

भागीदार: 6

*[Signature]*



श्री कुलदीप त्यागी, पुत्र श्री दया चन्द त्यागी

निवासी: 247 सददीक नगर गा०बाद

व्यवसाय: अन्य

*[Signature]*



## **2. Term and Place:-**

That this Consortium shall be deemed to have come into Existence with effect from 12-05-2022. The Principal place of Business of the Consortium shall be Khasra No. 1075, situated in Village Noor Nagar, Rajnagar Extension, Ghaziabad Uttar Pradesh.

## **3. LEAD MEMBER:**

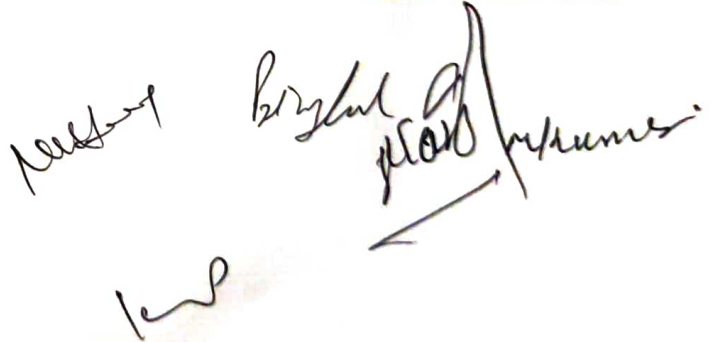
Consortium Members have mutually decided to appoint MNG REALTECH LLP CIN NO. AAQ3935PAN No. ABMFM2907M Firm incorporated under the provisions of the LLP Act, 2013 and having its registered office at D-216/2, Central Block, Dilshad Garden, Delhi-110095 as a Private Developer and as a **Lead Member**.

## **4. AIM AND SCOPE OF CONSORTIUM AGREEMENT:**

- The purpose of this Agreement is including but not limited to specify the responsibilities of the Parties towards the execution of the Project including land assembly, preparation of detailed project report, securing of clearances, execution of development works, maintenance of services and management and disposal of properties and to set out further rights and obligation of the Parties supplementing but not conflicting with those present in this Agreement.
- The Lead Member shall be authorized by the Consortium Members to make representation and declarations on their behalf before concern authorities for development of the Project.

For MNG REALTECH LLP

Auth. Signatory





ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता : 1

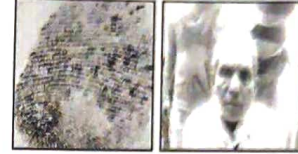
श्री विजय, पुत्र श्री बाबू

निवासी: न्यू विकास नगर लोनी गा0बाद

व्यवसाय: अन्य

पहचानकर्ता : 2

J.V



श्री विनोद कुमार, पुत्र श्री महावीर सिंह

निवासी: 231 राम नगर कोल अलीगढ़ी यूपी

व्यवसाय: अन्य

K

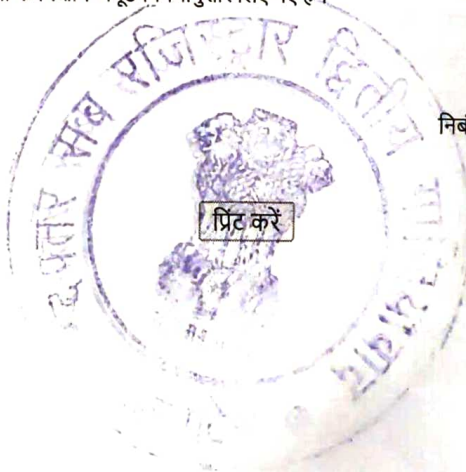


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

शर्मा नविन कुमार एस0  
उप निबंधक - सदर द्वितीय  
गाजियाबाद  
12/05/2022

विनीत कुमार .  
निबंधक लिपिक गाजियाबाद  
12/05/2022



- The Lead Member shall be responsible to obtain from Government Authorities all permissions, no-objections and sanctions of layout plans, revised layout plans required for development of the Project as well as building plans/ revised building plans for construction.
- The Lead Member shall deal with all Government Authorities for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Project.
- The Lead Member shall be responsible to make payment for all costs and expenses incurred in connection with the development, marketing and construction of the Project
- The Lead Member shall be authorized to negotiate and allot/transfer the developed properties of the Consortium Members.
- The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.

## 5. Obligation of Member

5.1 That the member of this consortium shall have no right to assign any of its benefits, rights under this agreement to any company, firm or person without obtaining the prior written consent from the Lead Member.

For MNG REALTECH LLP

Auth. Signatory



For MNG REALTECH LLP

PARAS NAVNEET  
Advocate

Auth. Signatory



Tehsil Compound  
Mob.-989107



5.2 That Consortium member shall not have any right on the profit/ loss of the project.

5.3 That the lead member of the Consortium agreement will allot the unit to any one else.

5.4 That the member of Consortium agreement will sign the sale deed/ registry of the allotted unit.

## 6.PROJECT MANAGEMENT STRUCTURE

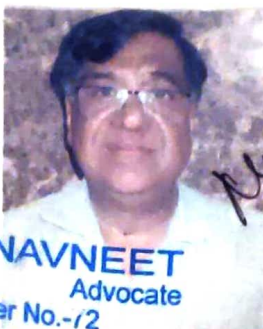
The Lead Member shall act as a Private Developer. It is clarified that no land is being transferred by this Consortium Agreement.

## 7. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

- All cost relating to the Project shall be borne by the Lead Member.
- The Lead Member shall have exclusive right 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 Member, in the ratio of their shareholding. The Lead Member shall solely be authorized to create mortgage by its signature against the properties of Consortium Member. The Consortium Member have no objection in mortgaging any title deeds before any Financial Institution/ Banks.

For MNG REALTECH LLP

Auth. Signatory



PARAS NAVNEET

Advocate

Chamber No.-12

Tehsil Computer Chamber

Mob.-9891

**8. Termination:-**

The lead member shall have rights to terminate this agreement without any prior notice in the following events and lead member shall have rights to recover the loss/damage caused due to the act/omission/submission of the consortium member:-

- a. Rejection of the proposal by the Government of Uttar Pradesh.
- b. Upon completion of project.
- c. If the other party becomes insolvent, becomes bankrupt, mentally incapacitated, dies is incapacitated through illness for more than for more than thirty days or is convicted of a crime punishable by imprisonment. Or if the other party is unable to pay its debts or ceases to threatens to carry on its business or enters into a composition with its creditors, or anything analogous to the above.
- d. Any liability arise on the said land by any department including but not limited to Ghaziabad Development Authority.

**9. Bank account/Validity:-**

The bank account(s) shall be opened in the name of the Lead Member. That during the continuance of this Consortium.

For MNG REALTECH LLP

Auth. Signatory

*[Signature]*

*[Handwritten signatures and initials]*



**PARAS NAVNEET**  
Advocate  
Chamber No.-72  
Tehsil Compound Ghaziabad  
Mob.-98511

*[Handwritten signature]*





## 10. Confidentiality:-

Each party acknowledges that it will access or have access to the confidential information of the other party. The receiving party agrees that it shall not disclose, sell, transfer, modify, translate, reproduce or otherwise cause the confidential information to be made available to any third party and that it shall protect the same to the same extent it protects its own confidential information, but in no event will the receiving party exercise less than reasonable care in the protection thereof. For the purpose of the project under the consortium shall not be shared by any other outside agency except the Government of Uttar Pradesh.

## 11. Notice:-

Any notice required pursuant to the Consortium Agreement shall be given in writing and shall be delivered by hand under Acknowledgement of receipt by facsimile to the party at the Address appearing in the beginning of the Consortium Agreement.

For MNG REALTECH LLP

Auth. Signatory

*Handwritten signature: Sagar*  
*Handwritten text: MNG Realtech LLP*

*Handwritten initials: MB*



PARAG NAVNEET  
Advocate  
Chamber No. - 2  
Tehsil Compound, Ghazipur  
Mob.-9891678964





**12. 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 representatives as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreement between the Parties for the Project. The Agreement shall be valid and enforceable till the completion of the Project

**13. 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 previous of this Consortium Agreement and the said laws the latter shall prevail.

For MNG REALTECH LLP

Auth. Signatory



PARAS

Chhabra  
Tehsil Compound Ghaziabad  
Mob.-9891678964

*Handwritten signatures and initials:*  
Nishant, Anshul, Anshul, Anshul  
100



**14. 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, Government action. In the event of force majeure, the Parties of the Agreement undertake to consult each other.

**15. Dispute Resolution:-**

All the arising out of or in connection with this agreement which are not settled amicably between the parties shall be submitted to Arbitration for settlement as per the Arbitration and Conciliation Act, 1996 by appointing a sole arbitrator by the Lead Member. The place of arbitration shall be at Ghaziabad. The arbitral award shall be conducted in English Language. The arbitral award shall be final and binding upon the parties.

For MNG REALTECH LLP

Auth. Signatory

*[Handwritten signature]*

*[Handwritten mark]*



**PARAG NAVNEET**  
Advocate  
Chamber No.-12  
Tehsil Compound Circle  
Mob.-9891678904

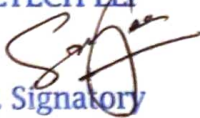


## 16. WAIVER

The waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent enforcement of that term shall not deemed to be waiver of any subsequent breach.

For MNG REALTECH LLP

Auth. Signatory

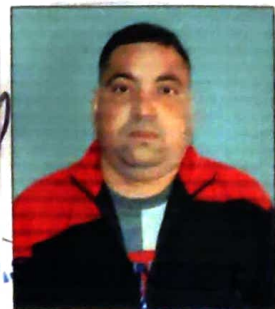


PARAS



Chmaber No.-12  
Tehsil Compound Ghaziabad  
Mob.-9891678964

PARAS



Chmaber No.-12  
Tehsil Compound Ghaziabad  
Mob.-9891678964



# MNG REALTECH LLP

16/2, Central Block, Dilshad Garden, Shahdra North East, Delhi-110095

Dated. 10/05/2022

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DESIGNATED PARTNER OF M/S MNG REALTECH LLP IDENTIFICATION NO. AAP-7124 HELD AT THE REGISTERED OFFICE OF THE FIRM AT D-216/2, CENTRAL BLOCK, DILSHAD GARDEN, DELHI-110095 ON 10/MAY/2022 AT 10:45 AM**

RESOLVED THAT the company has decided to authorize, **SHRI SANJEEV KUMAR** having Aadhar Number 2100-3886-7201 and is hereby authorized to sign Collaboration/Consortium/Development Agreement related to document shall be binding on the company, until the same is withdrawn by giving written notice thereof.

RESOLVED FURTHER THAT any work carried out by the authorized person about the purposes mentioned above shall be valid and binding upon the Company

Certified true copy

For MNG REALTECH LLP  
For MNG REALTECH LLP  
Auth. Signatory  
PARTNER

PARTNER

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE EXECUTED  
AND DELIVERED THIS AGREEMENT AS OF THE DATE FIRST ABOVE  
WRITTEN:-

**First party**

For MNG REALTECH LLP

Auth. Signatory

1.

Mr. VIJAY S/o Shri Babu  
R/o New Vikas Nagar,  
Loni, Ghaziabad.

V.K

Aadhar Card No. - 7489 3267 0894

2.

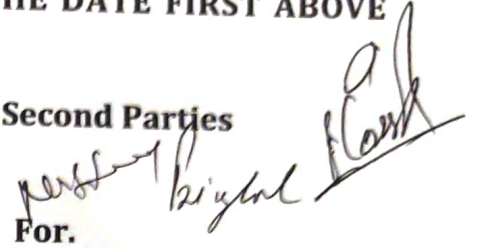
Mr. VINOD KUMAR S/o Shri Mahaveer Singh  
R/o 231, Ram Nagar, Koil, Aligarh, U.P.

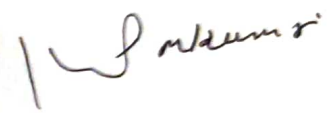


Aadhar Card No. - 6422 8333 8941

**Second Parties**

For.





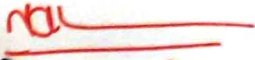
Drafted by :

**PARAS NAVNEET**  
Advocate  
Chamber No.-/2  
Tehsil Compt and Ghaziabad  
Mob. 981678964

आवेदन सं०: 202200739068125

बही संख्या 4 जिल्द संख्या 1340 के पृष्ठ 235 से 274 तक क्रमांक 3223 पर दिनांक 12/05/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
शर्मा नविनकुमार एस०  
उप निबंधक : सदर द्वितीय  
गाजियाबाद  
12/05/2022

