

(2)

Ward : Nishatganj
Stamp duty paid : Rs.1,000/-

CONSORTIUM AGREEMENT

This Agreement is made and executed on this 28th day of Oct 2023,

BETWEEN

SHIVANI BUILDERS PRIVATE LIMITED, (a company incorporated under the companies Act 1956, amended companies Act 2013) having its Registered Office at 15 Ajanta Market, Nishatganj Lucknow Uttar Pradesh - 226001 through its authorized signatory **MRS. SHILPI AGARWAL**, whole time director, R/o -3/387 Vaastu Khand Gomti Nagar, Lucknow - 226010.

AND

SHIVANI GANGAJALI LLP, (a Limited Liability Partnership incorporated under Limited Liability Partnership Act 2008) having its Registered Office at B-1/283 Sec - H, LDA Colony Lucknow - 226012 its authorized signatory **MR. RAHUL SRIVASTAVA**, B-1/283 Sec - H, LDA Colony Lucknow - 226012

Shivani Builders Private Limited and Shivani Gangajali LLP hereinafter collectively referred to as "OWNER" which expression unless repugnant to the context or



(3)

meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns.

WHEREAS all the above-mentioned parties entered and executed this CONSORTIUM AGREEMENT to form a consortium of Developer Company with the objective of development of residential, commercial & other real estate projects in the state of UP and for submitting the proposal to government of UP for necessary approvals, NOC's & registration as per applicable law.

**NOW THIS CONSORTIUM AGREEMENT AND ITS
TERMS AND CONDITIONS ARE WITNESETHAS
UNDER: -**

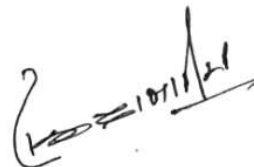
1. **Lead Member**

1.1 All the consortium member, have mutually decided to appoint M/S Shivani Gangajali LLP as lead member of consortium.

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

2.1 The sole aim of this Consortium Agreement is for the development of the various real estate projects in state of U.P.

2.2 The Lead Member shall prepare and submit a joint proposal for the selection of the Development



(4)

Consortium to design, develop, finance, construct, sell, operate and maintain the said real estate projects.

3. **Shareholding basis in Consortium**

The Shareholding of the members of the consortium shall be mutually decided later on.

4. **Project Management Structure and Role of the Members:**

Shivani Gangajali LLP shall have responsibility to act as promoter & developer of all upcoming projects. Shivani Builders Private Limited shall arrange land and necessary approval from concerning competent authority and take completion certificate.

5. **Funding and Basis of sharing the Expenditure and Remuneration**

5.1 All cost relating to the said project shall be borne by the consortium.

5.2 The consortium shall raise loans from the financial Institution / Banks for the project and any shortfall in the financing of the project shall be contributed by the consortium members in, ratio of their shareholding.



- 5.3 Upon completion of the project any profit and loss shall be shared by the Consortium members in ratio of their shareholding.
6. **CONFIDENTIALLY** 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 shared by any other outside agency except the Government of Uttar Pradesh.
7. **NOTICES** any notice required pursuant to this Consortium Agreement shall be give in writing and shall be delivered by hand under acknowledgement or send by facsimile to the party at the address appearing in the beginning of the Consortium Agreement.
8. **MODIFICATION AMENDMENT** the terms and conditions of this Consortium Agreement may be modified / amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the Consortium members.
9. **VALIDITY:**
- (i) **TERMINATION OF CONSORTIUM AGREEMENT** This Consortium Agreement shall be terminated upon the arrival of the following event: -



आवेदन सं०: 202300821080654

अनुबंध विलेख(सामान्य)

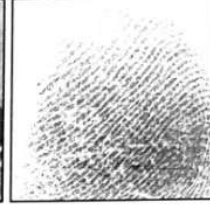
बही सं०: 1

रजिस्ट्रेशन सं०: 10767

वर्ष: 2023

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

श्रीमती शिवानी बिल्डर्स प्राइवेट लिमिटेड द्वारा
शिल्पी अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पत्नी श्री विवेक अग्रवाल
व्यवसाय : व्यापार
निवासी: 1/86 विराम खण्ड गोमतीनगर लखनऊ

श्रीमती, शिवानी बिल्डर्स प्राइवेट लिमिटेड द्वारा

शिल्पी अग्रवाल अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 30/10/2023
एवं 04:43:18 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


 शिवेन्द्र कुमार सिंह
 उप निबंधक :सदर चतुर्थ
 लखनऊ
 30/10/2023

 अरविन्द कुमार गौड़
 निबंधक लिपिक
 30/10/2023

प्रिंट करें

* Upon Completion of the project.

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

10. **MISCELLANEOUS/ LIABILITY**

Nothing in this shall be construed proving for the sharing of profit and losses arising out of the efforts of any of the member, except as may be provided for in any resultant sub contact or consortium agreement between the members. In no event shall the members of this consortium agreement have any obligation or liability to the other not shall any remedy be available to the other members, except as expressly written herein. No party shall be liable to the other party members for any indirect, whether as a consequence of the negligence of the one member or or otherwise.

11. **LIABILITIES TOWARDS THIRD PARTIES**

Each member shall be solely liable for any loss, damage or injury to third parties resulting from it carrying out its parts of the project and from its use of knowledge and knowhow.

12. **INDEMNIFICATION OF A MEMBER FOR EACH OTHER**

Each member shall indemnify each of the other members, in respect of liability resulting from acts or omissions of itself.



आवेदन सं०: 202300821080654

बही सं०: 1

रजिस्ट्रेशन सं०: 10767

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझाने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्रीमती शिवानी बिल्डर्स प्राइवेट लिमिटेड के द्वारा शिल्पी
अग्रवाल, पत्नी श्री विवेक अग्रवाल

निवासी: 1/86 विराम खण्ड गोमतीनगर लखनऊ

व्यवसाय: व्यापार

क्रेता: 1

श्री शिवानी गंगाजली एल०एल०पी० के द्वारा राहुल श्रीवास्तव,
पुत्र श्री आर०एन० श्रीवास्तव

निवासी: बी 1/283 से० एच एलडीए कालोनी लखनऊ

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्री विनोद कुमार सिंह, पुत्र श्री उमानाथ सिंह

निवासी: 8/9 बहार सहारा स्टेटस जानकीपुरम लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री विनायक पाण्डेय, पुत्र श्री प्रभाकर पाण्डेय

निवासी: डी 3 सर्वोदय नगर लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अगूठे नियमानुसार
लिए गए हैं।

टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेन्द्र कुमार सिंह
उप निबंधक, सदर चतुर्थ
लखनऊ
30/10/2023
अरविन्द कुमार गौड
निबंधक लिपिक लखनऊ
30/10/2023

प्रिंट करें

Stamp duty of Rs.1,000/- has been paid upon this instrument vide e-Stamp No.IN-UP55987921669728V dated 27.10.2023.


IN WITNESS WHEREOF THE MEMBERS HAVE EXECUTED THIS CONSORTIUM AGREEMENT ON THIS 28TH DAY OF OCTOBER 2023 AT LUCKNOW AND HAVING CAUSED THIS Consortium Agreement to be signed on their manner in the manner Set out below.

Lucknow

Dated : 28.10.2023


Witnesses : -




1. (Vinod Kumar Singh)
S/o. Uma Nath Singh,
R/o. 8/9, Bahar, Sahara
States, Jankipuram,
Lucknow.


MEMBER





2. (Vinayak Pandey)
S/o. Prabhakar Pandey,
R/o. D-3, Sarvoday Nagar,
Lucknow.


LEAD MEMBER

Typed by:


(VIMAL SINGH)
Civil Court, Lucknow.

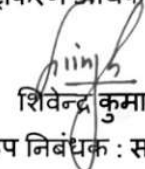
Drafted by:


(ATUL MISHRA)
Advocate
Civil Court, Lucknow.

आवेदन सं०: 202300821080654

बही संख्या 1 जिल्द संख्या 20872 के पृष्ठ 139 से 152 तक क्रमांक
10767 पर दिनांक 30/10/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


शिवेन्द्र कुमार सिंह

उप निबंधक : सदर चतुर्थ

लखनऊ

30/10/2023