

98.35/18



उत्तर प्रदेश UTTAR PRADESH


**CONSORTIUM AGREEMENT**

This Consortium Agreement is made and executed on this 23 day of 5/2018 at Karachhama Allahabad (U.P)


**Among**


**M/s Pancham Realcon Pvt. Ltd.**, a private limited company duly incorporated under the provisions of the Companies Act, 1956 having its registered office at 10, L.S.C, Kalkaji New Delhi through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the "PRPL")

  
Pancham Realcon Pvt. Ltd.

  
Utkrisht Real Estate Pvt. Ltd.

  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildcon (P) Ltd.

  
Mangla Villas Pvt. Ltd.

फिलेवट्टे कोमावर-मुलाहिबार

दिनांक. 6/4/19... जयपुर / कोर्ट कौस रुपया-1000 ✓

Pancham Railway Pw. Ltd.  
नाम पता. To: L.S.C. Kaikaji, New Delhi-19...


हस्ताक्षर ✓




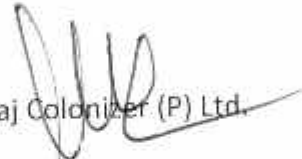
And


*8 Associates*

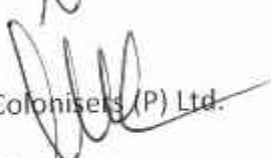
M/s Utkrisht Real Estate Pvt. Ltd., a private limited company duly incorporated under the provision of the Companies Act, 1956 having its registered office at Jay Hind Com. Lel Bag Lakhs through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the "URPL")


  
Pacham Realcon Pvt. Ltd.

  
Utkrisht Real Estate Pvt. Ltd.


  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildcon (P) Ltd.

  
Mangla Villas Pvt. Ltd.

भागीदारी विलेख

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

श्री पंचम रि० प्रा० लि० मुकेश कुमार,

पुत्र श्री बलबीर सिंह

व्यवसाय : नौकरी

निवासी: 10 एल०एस०सी० कालका जी नई दिल्ली



ने यह लेखपत्र इस कार्यालय में दिनांक 23/05/2018 एच 03:30:25

PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेन्द्र कुमार सिंह

उप निबंधक, करछना

इलाहाबाद



**M/s Natraj Colonisers Pvt. Ltd.**, a private limited company duly incorporated under the provision of the Companies Act, 1956 having its registered office at 108, Hasting Road, Allahabad Through is Authorized Signatory Shri Mukesh Kumar (hereinafter shall be called as the **"NCPL"**)

**And**

**M/s Aviral Colonisers Pvt. Ltd.**, a private limited company duly incorporated under the provisions of the Companies Act, 1956 having its registered office at Flat No. S-5, IInd Floor, Chandan Vihar, 13-A, Sardar Patel Marg, Civil Lines, Allahabad through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the **"ACPL"**)

  
Pacham Realcon Pvt. Ltd.

 <sup>Q Associates</sup>  
Utkrish Real Estate Pvt. Ltd.

  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildcon (P) Ltd.

  
Mangla Villas Pvt. Ltd.

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

भागीदार: 1

श्री पंचम रि० प्रा० लि० मुकेश कुमार, पुत्र श्री बलबीर सिंह

निवासी: 10 एल०एस०सी० कालका जी नई दिल्ली

व्यवसाय: नौकरी

भागीदार: 2



श्री उत्कृष्ट रियल स्टेट प्रा० लि० के द्वारा मुकेश कुमार, पुत्र श्री बलबीर सिंह

निवासी: 10 एल०एस०सी० नई दिल्ली

व्यवसाय: नौकरी

भागीदार: 3



श्री नटराज कोलोनाइजर्स प्रा० लि० के द्वारा मुकेश कुमार, पुत्र श्री बलबीर सिंह

निवासी: 10 एल०एस०सी० कालका जी नई दिल्ली

व्यवसाय: नौकरी

भागीदार: 4



श्री अविरल कोलोनाइजर्स के द्वारा मुकेश कुमार, पुत्र श्री बलबीर सिंह

निवासी: 10 एल०एस०सी० कालका जी नई दिल्ली

व्यवसाय: नौकरी

भागीदार: 5



श्री सत्कार कोलोनाइजर्स प्रा० लि० के द्वारा मुकेश कुमार, पुत्र श्री बलबीर सिंह

निवासी: 10 एल०एस०सी० कालका जी नई दिल्ली

व्यवसाय: नौकरी

भागीदार: 6



श्री ब्यूटीफूल लैण्डबेस प्रा० लि० के द्वारा मुकेश कुमार, पुत्र श्री बलबीर सिंह

निवासी: 10 एल०एस०सी० कालका जी नई दिल्ली

व्यवसाय: अन्य


भागीदार: 7



**M/s Satkar Colonisers Pvt. Ltd.**, a private limited company duly incorporated under the provision of the Companies Act, 1956 having its registered office at Cyber Tower, IInd Floor TC-34/V2, Vibhuti Khand Gomti Nagar, Lucknow through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the "SCPL")

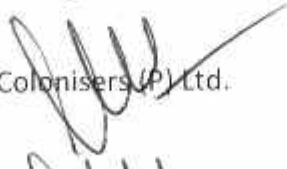
**And**

**M/s Beautiful Landbase Pvt. Ltd.**, a private limited company duly incorporated under the provision of the Companies Act, 1956 having its registered office at Omaxe City IIIth, Milestone, Near Bad ke Balaji, Bus Stand, Jaipur- Ajmer Expressway, Jaipur, Rajasthan- 302026 through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the "BLPL")

  
Pacham Realtor Pvt. Ltd.

  
Utkrisht Real Estate Pvt. Ltd.

  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildcon (P) Ltd.

  
Mangla Villas Pvt. Ltd.



श्री भावेश बिल्डकॉन प्रा० लि० के द्वारा मुकेश कुमार ,  
पुत्र श्री बलबीर सिंह  
निवासी: 10 एल०एस०सी० कालका जी नई दिल्ली  
व्यवसाय: नौकरी  
भागीदार: 8



श्री मंगला वीलास प्रा० लि० के द्वारा मुकेश कुमार ,  
पुत्र श्री बलबीर सिंह  
निवासी: 10 एल०एस०सी० कालका जी नई दिल्ली  
व्यवसाय: अन्य



ने निष्पादन स्वीकार किया । जिनकी पहचान  
पहचानकर्ता : 1

श्री अमित सिंह , पुत्र श्री एस०सी० सिंह  
निवासी: करछना इलाहाबाद  
व्यवसाय: वकालत  
पहचानकर्ता : 2

*[Handwritten signature]*



श्री संदीप , पुत्र श्री यिनोद कुमार  
निवासी: विजय नगर गाजियाबाद  
व्यवसाय: नौकरी

*[Handwritten signature]*



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर  
*[Handwritten signature]*  
शिवेन्द्र कुमार सिंह  
उप निबंधक करछना  
इलाहाबाद

प्रिंट करें





**M/s Bhavesh Buildcon Pvt. Ltd.**, a private limited company duly incorporated under the provision of the Companies Act, 1956 having its registered office at 7, L.S.C, Kalkaji New Delhi- 11019 through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the **"BBPL"**)


**And**

**M/s Mangla Villas Pvt. Ltd.**, a private limited company duly incorporated under the provision of the Companies Act, 1956 having its registered office at 7, L.S.C, Kalkaji New Delhi- 11019 through its Authorised Signatory Shri Mukesh Kumar (hereinafter shall be called as the **"MVPL"**)


PRPL, URPL, NCPL, ACPL, SCPL, BLPL, BBPL, MVPL hereinafter collectively referred to as the **"OWNER"** (Which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries/group companies and the assigns)

  
Pacham Realcon Pvt. Ltd.

  
Utkrisht Real Estate Pvt. Ltd.

  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

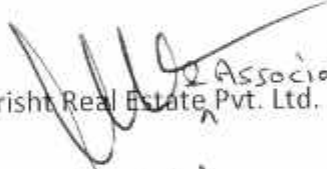
  
Bhavesh Buildcon (P) Ltd.

  
Mangla Villas Pvt. Ltd.


a) All the above mentioned entities have entered into and executed this consortium agreement to form a consortium of land owning and developer companies with the object of submitting the proposal for the development of plotted area, group housing, villas, institutional plotting & building and commercial plotted areas/building etc. within the approved under Hi-Tech Township Policy 2007 falling in villages Devrakh Uparhar, Devrakh Kachar, Maviyya Uparhar, Lawayan Kalan Uparhar, Chak Tejau Dixit and Chak Vishwanth admeasuring 1535.12 acres by the Allahabad Development Authority, Allahabad (ADA) on behalf of State of Uttar Pradesh vide duly executed MOU on dated 09.07.2009 with M/s Pancham Realcon Pvt. Ltd. The conceptual DPR and whereof have been approved by the Allahabad Development Authority on 24.10.2009.



Pacham Realcon Pvt. Ltd.




Utkrisht Real Estate Pvt. Ltd.




Natraj Colonizer (P) Ltd.



Aviral Colonisers (P) Ltd.




Satkar Colonisers (P) Ltd.



Beautiful Landbase (P) Ltd.



Bhavesh Buildcon (P) Ltd.





Mangla Vilas Pvt. Ltd.

b) The above mentioned parties are presently holding considerable land area situated at villages Devrakh Uparhar, Devrakh Kachar, Maviyya Uparhar, Lawayan Kalan Uparhar, Tehsil Karchana District Allahabad (U.P) and are in process for expansion of expansion of the same (hereinafter shall be called as the "**said Land**").

c) The said Land is part and parcel of the said Hi-Tech Township Approved by the Allahabad Development Authority.

  
Pacham Realcon Pvt. Ltd.

  
Utkrisht Real Estate Pvt. Ltd.

  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildcon (P) Ltd.

  
Mangla Villas Pvt. Ltd.

**NOW THIS CONSORTIUM AGREEMENT AND ITS TERMS AND CONDITION ARE WITNESSED AS UNDER**


**1- LEAD MEMBER**


1.1 All the consortium members/Owners have mutually decided and hereby appoint M/s Pancham Realcon Pvt. Ltd. as a Lead Member.

**2- AIMS AND OBJECTIVE OF THIS CONSORTIUM AGREEMENT**

2.1 The sole aim and objective of objective of this consortium agreement and develop the approved/sanctioned Hi-Tech project comprising residential plots, group housing , villas, institutional, parks, entertainment and commercials development as defined in the DPR Approved by the Allahabad development authority, Allahabad as per the applicable building bye laws and other relevant property laws.

  
Pacham Realcon Pvt. Ltd.

  
Utkrisht Real Estate Pvt. Ltd.


  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildcon (P) Ltd.

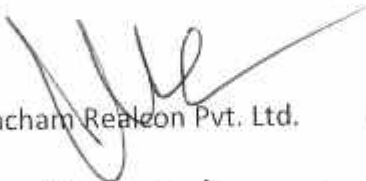
  
Mangla Villas Pvt. Ltd.


3.2 It is agreed among the Owners/Parties that shareholding of the Members of this consortium agreement shall be decided on a later date.


4. **PROJECT MANAGEMENT STRUCTRE AND ROLES OF THE MEMBERS**

4.1 The Lead Member shall apply for and obtain all necessary permission, sanctions and approvals from all concerned competent authorities as and when required for the development, construction, completion and success of the Project.


4.2 The Lead Member shall be authorized to enter into the said Land of the members of the consortium agreement for the demarcation of boundaries, surveying and development of the said land as per the approved construction/development plan.

  
Pacham Realcon Pvt. Ltd.

  
Utkrisht Real Estate Pvt. Ltd.

  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.


  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildcon (P) Ltd.


  
Mangla Villas Pvt. Ltd.

*2 Associates*

- 4.3 The Lead Member shall appoint architects, technical consultants, legal advisors, managers, supervisors and required men power for the planning, execution, completion and control of the project.
- 4.4 The Lead Member shall be responsible for arrangement of plant and machinery for the execution of the project.
- 4.5 The Lead Member shall be responsible for arrange funds through loans, working capital & retail finding for the operation and management of the project in adequate manner.
- 4.6 The Lead Member shall maintain the books of accounts and all details related to the project.




Pacham Realcon Pvt. Ltd.



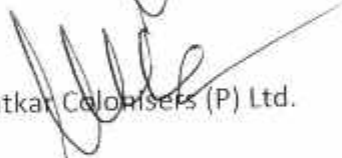
Aviral Colonisers (P) Ltd.




Bhavesh Bundcon (P) Ltd.




Utkrisht Real Estate Pvt. Ltd.




Satkar Colonisers (P) Ltd.



Mangla Villas Pvt. Ltd.



Natraj Colonizer (P) Ltd.



Beautiful Landbase (P) Ltd.

- 4.7 The Lead Member shall be authorized to file necessary documents, affidavit, indemnity bond, bank guarantees, applications, representations, appeals and all other required deed and documents in order obtain permissions for the development of project or in case of any dispute, if arises before any forum/commission/tribunal/courts.
- 4.8 The Lead Member shall be authorized to book/sell the developed sellable area to the intending buyers. For the said purposes, the Lead Member shall be authorized to appoint marketing agents and further promote and advertise the project in distinct manner for the sale and collect the sale consideration amount for on behalf of consortium in its own name.
- 4.9 That for the expansion of the project, the Lead Member of the consortium is entitled to negotiate the deals and enter into collaboration agreements, joint Ventures etc. on behalf of the consortium and further to enter into agreements for purchase of land for expansion of the Project.

Pacham Realcon Pvt. Ltd.

Utkrisht Real Estate Pvt. Ltd.

Natraj Colonizer (P) Ltd.

Aviral Colonisers (P) Ltd.

Satkar Colonisers (P) Ltd.

Beautiful Landbase (P) Ltd.


Bhavesh Buildcon (P) Ltd.

Mangla Villas Pvt. Ltd





## **5 FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION**

- 5.1** Upto the allotments of the name consortium or cost related to the project shall be borne by the consortium.
- 5.2** The Lead member of consortium is hereby authorized to raise loans/funds from the financial institutions/banks for the project and any shortfall in the financing of the project shall contributed by the consortium member in the ratio as shall be mutually decided.
- 5.3** The consortium members do hereby authorize the Lead Member to mortgage the part or whole of developed/undeveloped area to the financial institutions/banks as and when required for the success of the Project.
- 5.4** Upon completion of the project, any profit or loss shall be shared by and between the consortium members in the ratio of their shareholding.

  
Pacham Realcon Pvt. Ltd.

  
Utkrisht Real Estate Pvt. Ltd.

  
Natraj Colonizer (P) Ltd.

  
Aviral Colonisers (P) Ltd.

  
Satkar Colonisers (P) Ltd.

  
Beautiful Landbase (P) Ltd.

  
Bhavesh Buildoon (P) Ltd.

  
Mangla Villas Pvt. Ltd.

- 6.5 Totality-** This Consortium Agreement embodies the entire understanding of the members and there are no promises Terms, conditions of obligations oral or written expressed or implied other than those contained herein and variation, modification or alteration of any of the provisions of this

# AVIRAL COLONIZERS PRIVATE LIMITED

REGD OFF: FLAT NO. 801, GND FLOOR, CHANDAN VIHAR, 13 A, SARDAR PATEL  
MARG, CIVIL LINES, UTTAR PRADESH, ALLAHABAD-201001  
CIN: U45400UP2007PTC033200


REF NO : 248/03/1275S/SEP 15-16

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE  
BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>th</sup> DAY OF SEPTEMBER,  
2015 AT NEW DELHI

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to make an application to Banks/ Financial Institutions for financing the project of Group Housing (Part of R. T. City in Allahabad) and also authorize Mr. Mukesh Kumar Srivastava to sign, execute and file any application form/ paper or document etc. with the Banks/ Financial Institutions in this regard on behalf of the Company.

"FURTHER RESOLVED THAT the Board's authorization and the resolutions shall extend in respect of Mr. Mukesh Kumar till the period of the approval of the Company, Group Company/ Subsidiary Company as the case may be."

CERTIFIED TRUE COPY  
FOR AVIRAL COLONISERS PRIVATE LIMITED

  
NITIN HANS  
DIRECTOR  
DIN: 00910866

Date: 08.09.2015  
Place: New Delhi

# NATRAJ COLONISERS PRIVATE LIMITED

REGD OFF: 108, HASTING ROAD, ALLAHABAD, UTTAR PRADESH-211001

CIN: U45201UP2005PTC030386

REF NO. : 395/02/12757/SEP 15-16

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>th</sup> DAY OF SEPTEMBER, 2015 AT NEW DELHI

"RESOLVED THAT the members of the Board of Directors be and is hereby authorized to make an application to Bank of Financial Institutions for taking up the project of Group Housing (Plot of 11. 15-3 A-iv in Allahabad) and also authorize Mr. Mohan Kumar Sr. / Mr. Nara Bhattarai to sign, execute and file any application form, paper or document etc with the Bank or Financial Institution in this regard on behalf of the Company."

"FURTHER RESOLVED THAT the aforesaid authorization and/or this resolution shall be valid execution of the aforesaid matter till the period of his employment in the Company, Post/Karen by being held company as the case may be."

CERTIFIED TRUE COPY  
FOR NATRAJ COLONISERS PRIVATE LIMITED

PAVAN AGARWAL  
DIRECTOR  
DIN: 02295157

Date: 08.09.2015  
Place: New Delhi

PANCHAM REALCON PRIVATE LIMITED

REGD OFF-10, LOCAL SHOPPING CENTRE, KALKAJI, NEW DELHI-110019

CIN: U 15400DI.2008PTC179473

REF NO. : 350/162/12762/SEP 15-16

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE  
BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>th</sup> DAY OF SEPTEMBER,  
2015 AT NEW DELHI

**"RESOLVED THAT** the consent of the Board of Directors be and is hereby accorded to make an application to Banks/<sup>1</sup> Financial Institutions<sup>2</sup> for financing the project of **Group Housing (Part of II) Tech City in Allahabad** and also authorize Mr. Mukesh Kumar Singh and Shri. Shri. Haffiz Sheikh to sign, execute and file any application forms/paper or documents etc. with the Banks/<sup>1</sup> Financial Institutions<sup>2</sup> in this regard on behalf of the **Company**"

\*FURTHER RESOLVED THAT the aforesaid action and the resolutions shall be binding on respect of Mr. Anand Kumar till the period of his employment in the Company, Group Company, Subsidiary Company as the case may be.

CERTIFIED TRUE COPY  
FOR PANCHAM REALCON PRIVATE LIMITED

KUSUM LATA  
DIRECTOR  
DIN: 06831154

Date: 08.09.2015  
Place: New Delhi

# SATKAR COLONISERS PRIVATE LIMITED

REGD OFF: CYBER TOWER, SECOND FLOOR, TC-34/V2, VIBHUTI  
KILAN, GOMTI NAGAR, UTTAR PRADESH, LUCKNOW-226010  
CIN: A 454901 P2008PTC 035736

REF NO. : 407/01/12759/SEP 15-16

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE  
BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>th</sup> DAY OF SEPTEMBER,  
2015 AT NEW DELHI

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to  
the an application to Reserve Financial Institution(s) for financing the project of  
**Group Housing** (Part) at the Tech City in Allahabad and also authorize Mr. Vikash  
Kumar S/o Late Shri. Baldev Prasad to sign, execute and file any application/letter/paper  
and to sign any other documents in this regard on behalf of the  
Company.

"FURTHER RESOLVED THAT the aforesaid authorization and/or this resolution shall  
be valid in respect of Mr. Vikash Kumar till the period of his employment to the  
Company Group Company & Subsidiary Company as the case may be.

CERTIFIED TRUE COPY  
FOR SATKAR COLONISERS PRIVATE LIMITED

VIRENDER KUMAR SINGHAL  
DIRECTOR  
DIN: 03563087

Date: 09.09.2015  
Place: New Delhi

# BHAVESH BUILDCON PRIVATE LIMITED

REGD OFF: 7, LOCAL SHOPPING CENTRE, KALKARI, NEW DELHI-110019

CIN: U45300DL2008PTC176396

REF NO: 274/04/12761/SEP 15-16

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>th</sup> DAY OF SEPTEMBER, 2015 AT NEW DELHI

"RESOLVED THAT the members of the Board of Directors of Beshwari Pvt. Ltd. be and are resolved to make an application to Banks & Financial Institutions for sanction the amount of **Group Housing** Part of the Govt. City in Allahabad and also authorize Mr. Mukesh Kumar Srivastava Shri. Bhattarai to sign, execute and file any applications/form/paper or document etc. with the Banks & Financial Institutions in this regard on behalf of the Beshwari Pvt. Ltd."

"FURTHER RESOLVED THAT the aforesaid authorization and/or this resolution shall be valid on behalf of Mr. Mukesh Kumar till the period of his employment in the Company, if the Company is a subsidiary Company as the case may be."

CERTIFIED TRUE COPY  
FOR BHAVESH BUILDCON PRIVATE LIMITED

DEBOBANI BANERJEE  
DIRECTOR  
DIN: 07163307

Date: 09.09.2015  
Place: New Delhi

**BEAUTIFUL LANDBASE PRIVATE LIMITED**  
REGD OFF: Omaxe City, 11th Milestone, Near Bad ke Balaji, Bus Stand,  
Jaipur-Ahmed Expressway, Rajasthan, Jaipur-302026  
CIN: U45201RJ2006PTC022582

REF NO.: 183/10/12760/SEP 15-16

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE  
BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>th</sup> DAY OF SEPTEMBER,  
2015 AT NEW DELHI**

"RESOLVED THAT the whole of the Board of Directors be and it is hereby resolved to  
make an application to Banks & Financial Institutions for financing the project of  
Group Housing Part of H/ 30th Ave in Alkhahani and also authorize Mr. Manish  
Goel, S/o Late Shri. Baldev Singh to sign, execute and file any application form paper  
or document etc. with the Banks & Financial Institutions in this regard on behalf of the  
Company.

"FURTHER RESOLVED THAT the aforesaid authorization and all the resolutions shall  
be valid on behalf of Mr. Manish Goel till the period of his employment in the  
Company as Company's Secretary Company as the case may be."

**CERTIFIED TRUE COPY  
FOR BEAUTIFUL LANDBASE PRIVATE LIMITED**

MANISH GOEL  
DIRECTOR  
DIN: 03560939

Date: 08.09.2015  
Place: New Delhi



# MANGLA VILLAS PRIVATE LIMITED

REGD OFF: 7, LOCAL SHOPPING CENTRE, KALKAJI, NEW DELHI-110019  
CIN: U15201DL2004PTC131410


REF NO.: 20/10/12763/SEP 15-16

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE  
BOARD OF DIRECTORS OF THE COMPANY HELD ON 04<sup>th</sup> DAY OF SEPTEMBER,  
2015 AT NEW DELHI


"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to make an application to various financial institutions for financing the project of Group Housing flat of the Delhi City in Maharashtra and also authorize Mr. Mukesh Kumar Shrivastava Shri. R. K. Sharma to execute and file any application form/paper etc. to the concerned financial institutions in this regard on behalf of the Company.



"FURTHER RESOLVED THAT the aforesaid authorization made in this resolution shall be valid in respect of Mr. Mukesh Kumar, till the period of his resignation from the Company Group Housing Scheme Company as the case may be."

CERTIFIED TRUE COPY  
FOR MANGLA VILLAS PRIVATE LIMITED

  
INDU BALA  
DIRECTOR  
DIN: 06831132

Date: 08.09.2015  
Place: New Delhi

  
 भारत निर्वाचन आयोग  
 पहचान पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 RBI0294611

मतदाता का नाम : मुकेश कुमार  
 Elector's Name : Mukesh Kumar  
 पिता का नाम : बलबीर सिंह  
 Father's Name : Balbir Singh  
 लिंग / Sex : पुरुष / Male  
 1.1.2008 को आयु  
 Age as on 1.1.2008 : 39

RBI0294611

पता :  
 गली नं० 1/160, ब्लॉक-5/7, डी 1, जिला 4  
 उत्तर दिल्ली 1, दिल्ली - 110045  
 Address:  
 RZ D1/160, D-1 BLOCK, GALI NO-5/7,  
 CROSS IV, MAHAVIR ENCLAVE I,  
 DELHI - 110045

On 18/10/2008  
 33-द्वारका विधानसभा निर्वाचन क्षेत्र के  
 निर्वाचक अभिलेख अधिकारी  
 की हस्ताक्षर की प्रतिलिपि  
 Facsimile Signature of the  
 Electoral Registration Officer  
 for 33-DWARKA Assembly Constituency

यदि पता बदलने या उसे पुराने पता से बदलने का निर्वाचक  
 अभिलेखी से पता करवाने में उसे पुराने पता की  
 प्रतिलिपि या पुराने पते के लिए आवश्यक पत्रों में पुराने  
 पते का पता देना होगा।  
 In case of change in address, mention this Card  
 Number in the return Form for including your name  
 in the roll at the changed address and to obtain the  
 card with the same number.

Consortium Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment to this Consortium Agreement. This Consortium Agreement also supersedes all pervious communication and other consortium agreement between the members written or oral for this project.

**6.6 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 share by any other outside agency except the Government of Uttar Pradesh.

**6.7 Notices-** Any notice enquired pursuant to this consortium Agreement shall be given in writing and shall be delivered by hand acknowledgement or send facsimile to the party at the address appearing in the beginning of the Consortium Agreement.

In witness where the party of consortium agreement have joined their hands on ASg . Sandesh

Pacham Realeon Pvt. Ltd.

Utkrisht Real Estate Pvt. Ltd.

Natraj Colonizer (P) Ltd.

Aviral Colonisers (P) Ltd.

Satkar Colonisers (P) Ltd.

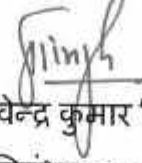
Beautiful Landbase (P) Ltd.

Bhavesh Buildcon (P) Ltd.

Mangla Villas Pvt. Ltd.

बही संख्या 4 जिल्द संख्या 27 के पृष्ठ 213 से 238 तक क्रमांक  
35 पर दिनांक 23/05/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



शिवेन्द्र कुमार सिंह  
उप निबंधक : करछना

इलाहाबाद

