भारतीय गैर ज्यायिक INDIA NON JUDICIA सदर तहरी A 594084 उत्तर प्रदेश UTTAR PRADESH **CONSORTIUM AGREEMENT** This Consortium Agreement is made and executed at Lucknow on August 2006 BETWEEN Omaxe Limited, a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at 7, L.S.C., Kalkaji, New Delhi-110019 (hereinafter referred to as the "OL") through its Authorised Signatory, Shri

V.K.Tripathi, duly authorised vide Board Resolution dated 10.07.2006

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Auth. Sign./Directo

For Interactive Buildtech Private Limited

Auth. Signatory/Director

For Sunlife Properties Private Limited

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Udal Properties Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at 1512-1513, Nand Vihar, Dilshad Garden, New Delhi (hereinafter referred to as the "UPPL") through its Authorised Signatory Shri Mukesh Goel, duly authorised vide Board Resolution dated 15.07.2006

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Amod Builders Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at 61, Basant Avenue, Amritsar, Punjab (hereinafter referred to as the "ABPL") through its Authorised Signatory Shri Atul Khanna, duly authorised vide Board Resolution dated 16.07.2006

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Advay Properties Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at 61, Basant Avenue, Amritsar, Punjab (hereinafter referred to as the "APPL-2") through its Authorised Signatory Sri Mukesh Goel, duly authorised vide Board Resolution dated 15.07.2006

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Agasthya Properties Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at 61, Basant Avenue, Amritsar, Punjab (hereinafter referred to as the "APPL-1") through its Authorised Signatory Shri Atul Khanna, duly authorised vide Board Resolution dated 16.07.2006

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Forever Housing and Properties Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at D-518-519, Gali No.1, Kali Kothi, Ratia Marg, Sangam Vihar, New Delhi-110062 (hereinafter referred to as the "FHPPL") through its Authorised Signatory Shri Mukesh Goel, duly authorised vide Board Resolution dated 15.07.2006

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Advaita Properties Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at 61, Basant Avenue, Amritsar, Punjab (hereinafter referred to as the "APPL-3") through its Authorised Signatory Shri Atul Khanna, duly authorised vide Board Resolution dated 16.07.2006

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Paradise on Earth Properties Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at D-518-519, Gali No.1, Kali Kothi, Ratia Marg, Sangam Vihar, New Delhi-110062 (hereinafter referred to as the "PEPPL") through its Authorised Signatory Shri Mukesh Goel, duly authorised vide Board Resolution dated 15.07.2006

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Interactive Buildtech Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at D-518-519, Gali No.1, Kali Kothi Ratia Marg, Sangam Vihar, New Delhi-110062 (hereinafter referred to as the "IBPL") through its Authorised Signatory Shri Atul Khanna, duly authorised vide Board Resolution dated 16.07.2006

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Shining Home Infrastructure Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at D-8B, Gali No.19, Madhu Vihar, New Delhi -110092 (hereinafter referred to as the "SHIPL") through its Authorised Signatory Shri Mukesh Goel, duly authorised vide Board Resolution dated 15.07.2006

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Sunlife Properties Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at D-518-519, Gali No.1, Kali Kothi Ratia Marg, Sangam Vihar, New Delhi-110062 (hereinafter referred to as the "SPPL") through its Authorised Signatory Shri Atul Khanna, duly authorised vide Board Resolution dated 16.07.2006

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Mr. Yash Pal, son of Shri Girraj, resident of Village Bhawana, Post Amrauli, Tehsil Palwal, Distt. Faridabad, Haryana (hereinafter referred to as the "YP")

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Anthorised Signatory

Mr. Bharat Pal, son of Shri Dharamveer alias Dharampal, resident of Village & Post Bhaindowli, Tehsil Hodal, Distt. Faridabad, Haryana (hereinafter referred to as the "BP")

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OL, UPPL, ABPL, APPL-1, APPL-2, APPL-3, YP, BP, FHPPL, PEPPL, SHIPL, IBPL, SPPL hereinafter 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 and the permitted assigns)

WHEREAS all the above mentioned parties entered and executed this CONSORTIUM AGREEMENT to form a Consortium of Developer Companies with the object of submitting the proposal for the development of various Complexes including but not limited to integrated Township in the State of Uttar Pradesh for selection of Private Developer for development of various complexes including but not limited to Integrated Township in the State of Uttar Pradesh.

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

- 1. LEAD MEMBER
- 1.1 All the Consortium member, have mutually decided to appoint M/s Omaxe Limited as Private Developer and Lead member.

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#### 2. AIM AND SCOPE OF CONSORTIUM AGREEMENT

- 2.1 The sole aim of this Consortium Agreement is for the development of the various properties.
- 2.2 The Lead Member shall prepare and submit a joint proposal for the selection of the Developer Consortium to design, develop, finance, construct, sell, operate and maintain the said Properties.

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#### 3. SHAREHOLDING BASIS IN CONSORTIUM

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

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#### 4. PROJECT MANAGEMENT STRUCTURE AND ROLES OF THE MEMBERS:

Omaxe Ltd. as Private Developer as per definition of Lucknow Development Authority and arrange for land and finances for the project.

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- 5. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION
- 5.1 Upto the Allotment of the Project in the name of Consortium, all cost relating to the 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, the ratio of their shareholding.
- Upon completion of the Project any Profit and loss shall be shared by the Consortium members in ratio of their shareholding AMOD BUILDERS PRIVATE LIMITED

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#### 6. GENERAL TERMS AND CONDITIONS

- 6.1 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 provisions of this Consortium Agreement and the said laws the later shall prevail.
- 6.2 Force Majeure: None of the members shall be held in default in the performance of the obligation under this Consortium 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 member of the Consortium Agreement undertake to consult each other.

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- 6.3 Settlement of Disputes: All members agree to settle amicably all disputes arising out of or concerning this Consortium Agreement. In the event of the members failing to amicably resolve any dispute in the foregoing manner, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.
- 6.4 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, and shall not be deemed to be waiver of any subsequent breach.

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6.5 **Totality:** This Consortium 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 Consortium Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorised representatives as amendment to this Consortium Agreement. This Consortium Agreement also supersedes all previous communications and other consortium agreement between the members written or oral for this project.

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Confidentially: All members shall be under obligation not to disclose any 6.6 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.

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- Notices: Any notice required pursuant to this Consortium Agreement shall be 6.7 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.
- Modification Amendment: The terms and conditions of this Consortium 6.8 Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the consortium members.

For UDAL PROPERTIES PRIVATE LIMITED

For AMOD BUILDERS PRIVATE LIMITED

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- 6.9 (i) Termination of consortium agreement: This Consortium Agreement shall be terminated upon the arrival of the first of the following events:
  - a. Rejection of our proposal by the Government of Uttar Pradesh.
  - b. Upon Completion of the project.
  - (ii) The consortium agreement shall be valid and enforceable till the completion of the Project.

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FOR ADVAY PROPERTIES PERM

Auth. Single Load

For Forever Housing & Properties Pv.,

Authorised Signal of Diretor

For Paradise on Earth Properties Pvt. Ltd.

Authorised Signatory Director

For Shining Home I frastructure Pet. Ltd.

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FOR AMOD BUILDERS PRIVATE LIMITED

Auth. Sing./Director

TO AGASTHYA PROPERTIES PRIVATE LAMITED

Auth. Sign./Director

For ADVAITA PROPERTIES PRIVATE LIMITED

Auth. Sign./Lince .

For Interactive Buildtech Private Limited

Auth. Signatory/Director

For Sunlife Properties Private Limited

Auth. Signatory/Director

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निवासी ग्राम भवाना पो.अमरौली जि.फरीदाबाद

श्री/श्रीमती भारत पाल पुत्र/पत्नी श्री धरमपाल

श्री/श्रीमती यशपाल पुत्र/पत्नी श्री गिरिराज पेशा नौकरी

पेशा नौकरी

निवासी ग्राम व पोस्ट मैन्डोली तह.होडल

जि.फरीदाबाद

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री हर्र पुत्र श्री स्व.गया प्रसाद हरीराम

पेशा व्यापार

निवासी दुगावाँ,लखनऊ

व श्री के.एल.पान्डेय

पुत्र श्री स्व.आर.एन.पान्डेय

व्यापार पेशा

सी-1,गहमर कुंज चिनहट,लखनऊ निवासी

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।





ज्य निबन्धक (द्वितीय ) लखनऊ

11/8/2006

Nothing in this shall be construed providing for the sharing of profit & losses arising out of the efforts of any of the members, except as may be provided for in any resultant sub-contract or Consortium Agreement between members. In no event shall the members of this Consortium Agreement have any obligation or liability to the other nor shall any remedy be available to the other members, except as expressly written herein. No party shall be liable for any financial compensation arising out of the termination of this Consortium Agreement, to other members of this Consortium Agreement. No party shall be liable to the other party/ members for any indirect, incidental, special or consequential damages however caused, whether as a consequence of the negligence of the one member or otherwise.

For AMOD BUILDERS PRIVATE LIMITED

uth Sing / Director

TO AGASTHYA PROPERTIES PRIVATE LIMITED

Auth. Sign./Director

FOR ADVAITA PROPERTIES PRIVATE LAMITED

Auth. Sign./Lince.o For Interactive Buildtech Private Limited

For Sunlife Properties Private Limited

uth Signatory/Director

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For Forever Housing & Properties Pvt. Ltd

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For Paradise on Earth Properties Pvt. Ltd

For Shining Home Infrastructure Pvt. Ltd.

Auth. Signature

#### भागीदार

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जी.के.त्रिपाठी 1/360,वास्तुखन्ड गोमती नगर,लखनऊ नौकरी



0102 उदल प्रापर्टीज प्रा.लि.द्रा.अधि.हस्ता.मुकेश गोयल

स्व.दयाराम गोयल म.नं.534/2,सेक्टर-9,इन्दिरा नगर,लखनऊ नौकरी





0103 अदयय प्रापर्टीज प्रा.लि.डा.अधि.हस्ता.मुकेश गोयल

स्य.दयाराम गोयल म.नं.534/2,सेक्टर-9,इन्दिरा नगर,लखनऊ नौकरी





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स्व.दयाराम गोयल म.नं.534/2,नेक्टर-9,इन्दिरा नगर,लखनऊ नौकरी





IN WITNESS WHEREOF the members have execute	
on the day, month and the year first hereinabove writt	ten in presence of the following
witnesses:	2 4 परी मरी है।
witnesses: भोटः चारा ३। में स्तर २ से अमिमभा	f a Add 211 y
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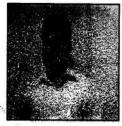
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0106 शाइनिंग होम इन्सफेक्चर प्रा.लि.द्रा.अधि.हस्ता.मुकेश गोयल

स्व.दयाराम गोयल म.नं.534/2,सेक्टर-9,इन्दिरा नगर,लखनऊ नौकरी





0107 आमोद बिल्डर्स प्रा.लि.व्रा.अघि.हस्ता.अतुल खन्ना

स्व आर.सी.खन्ना 12,कारपोरेश फ्लैट महानगर लखनऊ नौकरी





0108 अगस्तया प्रापर्टीज प्रा.बि.द्रा.अधि.हस्ता.अबुझ खन्ना

स्व.आर.सी.खन्ना 12,कारपोरेश फ्लैट महानगर लखनऊ नौकरी





## रिजस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन हेतु फिंगर्स प्रिन्टस्

\_V.K. Tripathyo प्रस्तुतकर्ता/विक्रेता का नाम व पता :-बायें हाथ के अंगुलियों के चिन्ह :-दाहिने हाथ के अंगुलियों के चिन्ह :-प्रस्तुतकर्ता/विक्रेता/क्रेता के हरताहर विक्रेता/क्रेल का नाग व पता :- Muklah यायें एाध के अंगुलियों के चिन्ह :-दाहिने हाथ के अंगुलियों के चिन्ह :-विक्रता/क्रेतो के इस्ताधार

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0109 अदविता प्रापर्टीज प्रा.लि.द्रा.अधि.हस्ता.अतुल खन्ना

रव.आर.सी.खन्ना 12,कारपोरेश फ्लैट महानगर लखनऊ नौकरी



0110 इन्ट.बिल्डटेक प्रा.लि.द्रा.अधि.हस्ता.अतुल खन्ना

स्व.आर.सी.खन्ना
12,कारपोरेश फ्लैट महानगर लखनऊ
नौकरी





0111 सनलाइप प्रापर्टीज् प्रा.लि.द्रा.अधि.हस्ता.अतुल खन्ना

स्व आर सी खन्ना

12,कारपोरेश फ्लैट महानगर लखनऊ





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गिरिराज ग्राम भवाना पो.अमरौली जि.फरीदाबाद नौकरी





# रिजस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन हेतु फिंगर्स प्रिन्टस्

कारल उत्रमा प्रस्तुतकर्ता/विक्रेता का नाम व पता :-बायें हाथ के अंगुलियों के चिन्ह :-दाहिने हाँथ के अंगुलियों के चिन्ह :-प्रस्तुतकर्ता विक्रेता के हस्ताक्षर विक्रेता/क्रेल का नाग व पता :--भगपानं प्र गिरोण बायें राध के अंगुलियों के चिन्ह :-दाहिने हाथ के अंगुलियों के चिन्ह :-

विक्रेता/क्रेता के हस्ताक्षर

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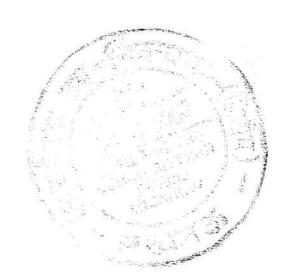
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भारत्याल प्र धामें पाल प्रस्तुतकर्ता/विक्रेता का नाम व पता :-बायें हाथ के अंगुलियों के चिन्ह :-दाहिने हाथ के अंगुलियों के चिन्ह :-Shout fel प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर विक्रोता/क्रेल का नाग व पता :--यायें एाध के अंगुलियों के चिन्ह :-दाहिने हाथ के अंगुलियों के चिन्ह :-

विक्रेता/क्रेता के हस्ताधर