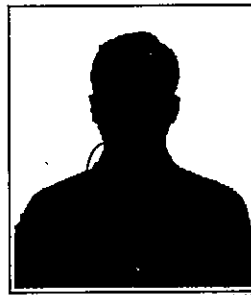
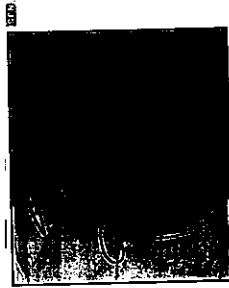




○ उत्तर प्रदेश UTTAR PRADESH

AU-802579



1



CONSORTIUM AGREEMENT

This Agreement is made and executed at Lucknow on this 18th day of January of 2016.

BETWEEN

1 M/S ELDECO CITY PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at having its Registered Office at II floor, Eldeco Corporate

Authorised Signatory

For Eldeco City Pvt. Ltd.

Yojna Constructions Pvt. Ltd.

Authorised Signatory

urish Construction Pvt. Ltd.

Authorised Signatory

Asj Constructions Private Limited

Authorised Signatory

[Handwritten signature]

क्र. 3648 दिनांक 26-12-15

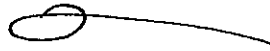
कीमत 1000 प्रयोजन

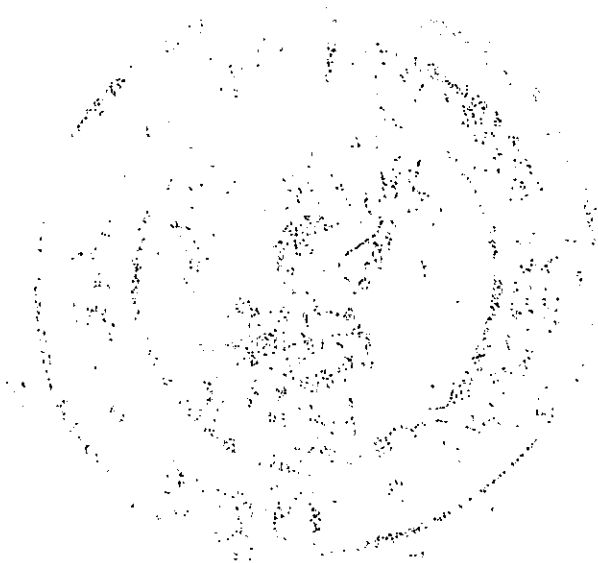
धारा 172 510 121-

प्राप्त कार्यालय का क्र. 127

का 30-3-2016 तक प्रयोजन







Cont no. 0522, 4039999





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

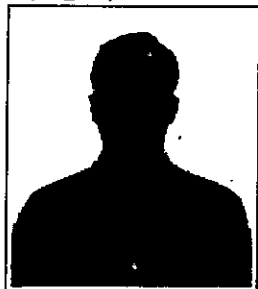
FLOURISH CONSTRUCTIONS PRIVATE
LIMITED

08/08/2007

Permanent Account Number
AABCF12

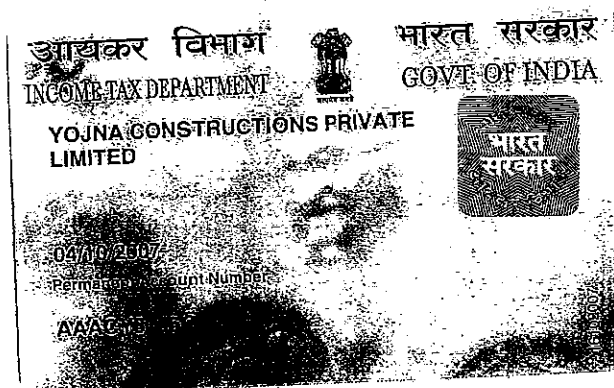
भारत
सर्वकार

02/01/2010



क्र. no:- 403, 6999





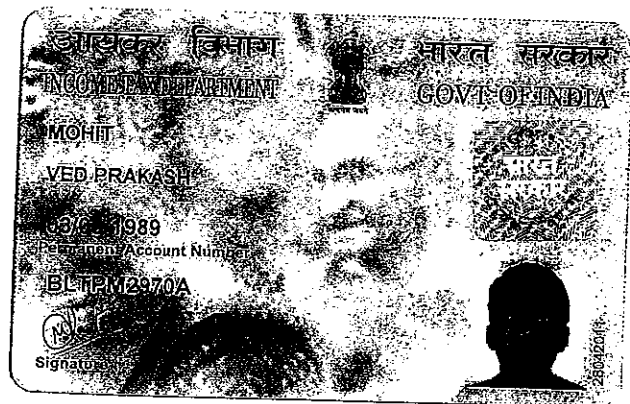
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Cont No - 0522 403 9999





Cont No - 0522, 4039999






उमेश चन्द्र मौर्य
Umesh Chandra Maurya

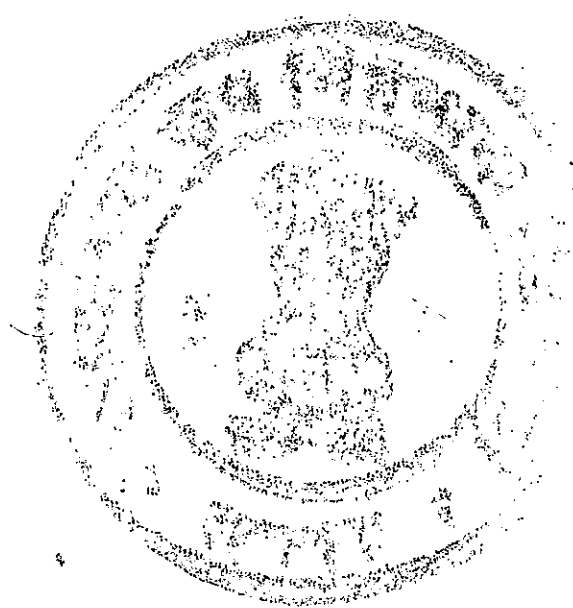
जन्म वर्ष / Year of Birth : 1982
पुरुष / Male

3788 0934 5424

आधार - आम आदमी का अधिकार

Cont no - 0522, 403 9999

		<p>पता : S/O राम नवल मौर्य, ५६८क/३७, कृष्णा पल्ली, आलमबाग, लखनऊ, उत्तर प्रदेश, 226005</p>		<p>Address: S/O Ram Nawal Mauriya, 568K/37, Krishna PALLI, Alambagh, Lucknow, Uttar Pradesh, 226005</p>	
<p>1947 1947-1948 1947</p>	<p>help@ukdal.gov.in</p>	<p>www.ukdal.gov.in</p>	<p>P.O. Box No. 1947, Bangalore-560 001</p>		





भारत सरकार
GOVERNMENT OF INDIA

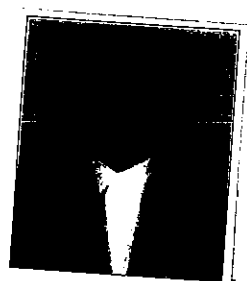


सूर्य प्रकाश सिंह
SURYA PRAKASH SINGH
जन्म वर्ष / Year of Birth : 1985
पुरुष / Male



2141 6677 2548

आधार - आम आदमी का अधिकार



Witness

Cont No. 9425401320



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O बालकृष्ण, 541A/23, ...
अमन विहार कॉलोनी न्यू हाउसिंग, चौक,
लखनऊ, उत्तर प्रदेश, 226003

Address S/O BALKRISHNA,
541A/23, AMAN VIHAR
COLONY NEW HAUSERGANJ,
CHOWK, Lucknow, Uttar Pradesh,
226003


1947
1800 180 1947

help @ uidai.gov.in



www

Post Box No 1947
Lucknow 226 001




भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

RXM2649416

निर्वाचक का नाम :
 बंकट रामन सिंह
 Elector's Name :
 BENKAT RAMAN SINGH
 पिता का नाम : राम शंकर सिंह
 Father's Name : RAM SHANKAR SINGH
 लिंग / Sex : पुरुष / Male
 जन्मतिथि DOB : 03/06/1977

Witness

9335266005

Cont No.



पता - म.सं. 660/7/84,
 फूलबाग, कोयली,
 फरीदा रोड, निकट गुड्डम्बा थाना,
 तेहसील-लखनऊ, जिला-लखनऊ

Address- HNo. 660/7/84,
 Phoolbag Colony,
 KURSI ROAD NEAR GUDDMBA THANA,
 TEHLAKHNOU, DIST- LUCKNOW

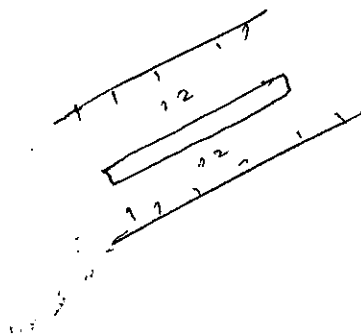
Date: 18-3-2013

173 - लखनऊ पूर्व निर्वाचन क्षेत्र के
 निर्वाचक दफ्तर/निर्वाचन अधिकारी के
 हस्ताक्षर की अनुमति

Facsimile Signature of the Electoral
 Registration Officer for 173 - Lucknow East
 - Constituency

4/3438

पता बदलने पर, नये पते पर अपना
 नाम निर्वाचक नामावली में दर्ज करवाने
 तथा उस पते पर इसी नम्बर का कोई
 पत्र भेजना आवश्यक है।
 In case of change in Address, mention this Card
 No. in the relevant Form for including your
 name in the roll at the changed address and to
 obtain the card with the same number.



Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow through its authorized signatory Mr. Brijendra Kumar Singh son of Sri Teerath Raj Singh duly authorized vide company's board resolution dated 28.12.2015 (hereinafter referred to as the Lead Member which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), AND

2. **M/S FLOURISH CONSTRUCTIONS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at having its Registered Office at II floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow through its authorized signatory Mr. Umesh Chandra Maurya son of Sri Ram Newal Maurya duly authorized vide company's board resolution dated 02.01.2016, AND
3. **M/S YOJNA CONSTRUCTIONS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at having its Registered Office at II floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow through its authorized signatory Mr. Umesh Chandra Maurya son of Sri Ram Newal Maurya duly authorized vide company's board resolution dated 02.01.2016, AND
4. **M/S AAJ CONSTRUCTIONS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at having its Registered Office at II floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow through its authorized signatory Mr. Umesh Chandra Maurya son of Sri Ram Newal Maurya duly authorized vide company's board resolution dated 02.01.2016, AND

For Eldeco City Pvt. Ltd.

Authorised Signatory

Flourish Construction Pvt. Ltd.

Authorised Signatory

Yojna Constructions Pvt. Ltd.

Authorised Signatory

Aaj Constructions Private Limited

Authorised Signatory

[Signature]



5. Mr. Mohit son of Sri Ved Prakash resident of 1763, Arya Basti Kotla, Mubarakpur, New Delhi.

Party No. 1 is a **Lead Developer** and party No. 2-5 Hereinafter referred to as **CONSORTIUM MEMBERS** which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, legal heirs wholly owned subsidiaries and the permitted assigns.

WHEREAS all the above mentioned parties entered and executed this **CONSORTIUM AGREEMENT** for forming a Consortium of Developer Companies and persons with the object of development of Township, various complexes, projects in Village-Mutakkipur and Allunagar Diguriya, IIM Road, Lucknow and for submitting the proposal to the Government of Uttar Pradesh or any Government/Semi Government or any other statutory authority/ Lucknow Development Authority for selection of Private Developer for development of various complexes, projects.

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

1. **Lead Member:**

- 1.1 Consortium member mutually decided to appoint **M/S ELDECO CITY PRIVATE LIMITED**, as Private Developer and Lead Member.

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

- 2.1 The sole aim of this **Consortium Agreement** is for the development of Township, various complexes, projects in Village-Mutakkipur and Allunagar Diguriya, IIM Road, Lucknow.

For Eldeco City Pvt. Ltd

Authorised Signatory

Yojna Constructions Pvt. Ltd.

Authorised Signatory

Flourish Construction Pvt. Ltd.

Authorised Signatory

Aaj Constructions Private Limited

Authorised Signatory

Mohit

श्री मे.आज कान्स.प्रा.लि.द्वा.अधि.हस्ता.उमेश चन्द्र
मौर्या
पुत्र श्री राम नेवल मौर्या
पेशा नौकरी
निवासी एल्लिको कारपोरेट चेम्बर-1, विभूति
खन्ड, गोमती नगर, लखनऊ



श्री मोहित
पुत्र श्री वेद प्रकाश
पेशा नौकरी
निवासी 1763, आर्य बस्ती कोटला मुबारकपुर, नई
दिल्ली



ने निष्पादन स्वीकार किया ।

जिनकी पहचान

बी.आर.सिंह एडो.सिविल कोर्ट, लखनऊ

पेशा वकालत

निवासी

व

एस.पी.सिंह एडो.सिविल कोर्ट, लखनऊ

पेशा वकालत

निवासी

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)
लखनऊ

18/1/2016

2.2 The Lead Member shall solely by its signature prepare and submit a proposal and map for the selection/approval of the Developer Consortium for development of Township, various complexes, projects and shall design, develop, finance, construct, sell, operate and maintain the properties of other consortium members.

2.3 The Lead Member shall be authorized to negotiate and transfer the developed properties of all the consortium members.

3. **Project Management Structure and Rules of the Members:**

M/S ELDECO CITY PRIVATE LIMITED, Consortium shall act as a Private Developer as per definition of Lucknow Development Authority and arrange for Land and finances for the project. No land is being transferred by this Agreement.

4. **Funding and Basis of Sharing the Expenditure and Remuneration:**

4.1 Upto the Allotment of the Project in the name of Consortium, all cost relating to the Project shall be borne by the **M/S ELDECO CITY PRIVATE LIMITED**, Consortium.

4.2 The **M/S ELDECO CITY PRIVATE LIMITED**, shall raise loans from the Financial Institution/ Banks by depositing title deeds of consortium members 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 members in, the ratio of their shareholding. Lead member shall solely be authorized to create mortgage by its signature against the properties of consortium members. Consortium members have

For Eldeco City Pvt. Ltd.

Authorised Signatory

Yojna Constructions Pvt. Ltd.

Authorised Signatory

Flourish Construction Pvt. Ltd.

Authorised Signatory

Aet Constructions Private Limited

Authorised Signatory

[Signature]

भागीदारी विलेख

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100

200.00

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फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

भागीदारी की धनराशि

श्री

मे.एल्टिको सिटी प्रा.लि.द्वा.अधि.हस्ता.बृजेन्द्र कुमार सिंह

पुत्र श्री

तीरथ राज सिंह

व्यवसाय नौकरी

निवासी स्थायी

एल्टिको कारपोरेट चेम्बर-1, विभूति खन्ड, गोमती नगर, लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 18/1/2016

समय 2:19PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)

लखनऊ

18/1/2016

निष्पादन लेखपत्र वाद सुनने व समझने मजमून

भागीदार

श्री मे.एल्टिको सिटी प्रा.लि.द्वा.अधि.हस्ता.बृजेन्द्र
कुमार सिंह

पुत्र श्री तीरथ राज सिंह

पेशा नौकरी

निवासी एल्टिको कारपोरेट चेम्बर-1, विभूति
खन्ड, गोमती नगर, लखनऊ



श्री मे.फ्लोरिश कान्स.प्रा.लि.द्वा.अधि.हस्ता.उमेश
चन्द्र मौर्या

पुत्र श्री राम नेवल मौर्या

पेशा नौकरी

निवासी एल्टिको कारपोरेट चेम्बर-1, विभूति
खन्ड, गोमती नगर, लखनऊ



श्री मे.योजना कान्स.प्रा.लि.द्वा.अधि.हस्ता.उमेश
चन्द्र मौर्या

पुत्र श्री राम नेवल मौर्या

पेशा नौकरी

निवासी एल्टिको कारपोरेट चेम्बर-1, विभूति
खन्ड, गोमती नगर, लखनऊ



no objection in mortgaging their title deeds before any Financial Institution/ Banks.

- 4.3 Upon completion of the Project any profit and loss shall be shared by the **M/S ELDECO CITY PRIVATE LIMITED**, Consortium Member in ratio of their shareholding.

5. **GENERAL TERMS AND CONDITIONS:**

- 5.1 **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.

- 5.2 **FORCE MAJEUR:** 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 and Government action. In the event of force majeure, the members of the **Consortium Agreement** undertake to consult each other.

- 5.3 **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.

- 5.4 **WAIVER:** The waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent

For Eldeco City Pvt. Ltd.

Authorised Signatory

Yojna Constructions Pvt. Ltd.

Authorised Signatory

Flourish Construction Pvt. Ltd.

Authorised Signatory

Aji Constructions Private Limited

Authorised Signatory

[Handwritten signature]

भागीदार

Registration No.:

41

Year :

2,016

Book No. :

4

0105 मोहित

वेद प्रकाश

1763, आर्य बस्ती कोटला मुबारकपुर, नई दिल्ली

नौकरी



enforcement of that term, and shall not be deemed to be waiver of the subsequent breach.

5.5 **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 authorized representatives as amendment of this Consortium Agreement. Any supplementary agreement, MOU or any other document executed between lead member and consortium members, prior or after this MOU shall be treated as part and parcel of this registered consortium agreement.

5.6 **CONFIDENTIALITY:** 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 share by any other outside agency except the Development Authority and Government of Uttar Pradesh.

5.7 **NOTICES :** Any notice required pursuant to this Consortium Agreement shall be give in writing and shall be delivered by hand under acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Consortium Agreement.

Flourish Construction Pvt. Ltd.

For Eldeco City Pvt. Ltd

Authorised Signatory

Yojna Constructions Pvt. Ltd.

Authorised Signatory

Authorised Signatory

Yojna Constructions Private Limited

Authorised Signatory

[Signature]

भागीदार

Registration No.:

41

Year : 2,016

Book No. :

4

0101 मे.एल्लिको सिटी प्रा.लि.द्वा.अधि.हस्ता.बृजेन्द्र कुमार सिंह
तीरथ राज सिंह
एल्लिको कारपोरेट चेम्बर-1, विभूति खन्ड, गोमती नगर, लखनऊ
नौकरी



0102 मे.फ्लोरिश कान्स.प्रा.लि.द्वा.अधि.हस्ता.उमेश चन्द्र मौर्या
राम नेवल मौर्या
एल्लिको कारपोरेट चेम्बर-1, विभूति खन्ड, गोमती नगर, लखनऊ
नौकरी



0103 मे.योजना कान्स.प्रा.लि.द्वा.अधि.हस्ता.उमेश चन्द्र मौर्या
राम नेवल मौर्या
एल्लिको कारपोरेट चेम्बर-1, विभूति खन्ड, गोमती नगर, लखनऊ
नौकरी



0104 मे.आज कान्स.प्रा.लि.द्वा.अधि.हस्ता.उमेश चन्द्र मौर्या
राम नेवल मौर्या
एल्लिको कारपोरेट चेम्बर-1, विभूति खन्ड, गोमती नगर, लखनऊ
नौकरी



5.8 **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.

VALIDITY:

5.9 (i) **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 or any other statutory authority.
- Upon Completion of the Project.

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

5.10 **MISCELLANEOUS/ LIABILITY:**

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 the 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

For Eldeco City Pvt. Ltd

Authorised Signatory

Yojna Constructions Pvt. Ltd,

Authorised Signatory

Flourish Construction Pvt. Ltd.

Authorised Signatory

Aaj Constructions Private Limited

Authorised Signatory

[Signature]

गवाह

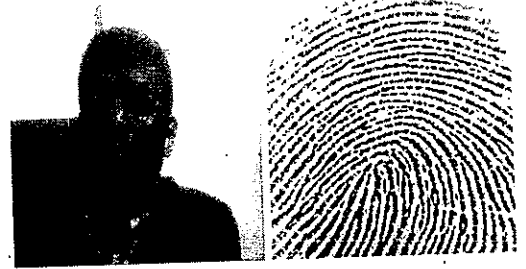
Registration No.: 41

Year: 2016

Book No.: 4

W1 बी.आर.सिंह एडो.सिविल कोर्ट,लखनऊ

वकालत



W2 एस.पी.सिंह एडो.सिविल कोर्ट,लखनऊ

वकालत



consequences of the negligence of the one member or otherwise.

IN WITNESS WHEREOF the lead member and members have executed this **Consortium Agreement** on this 18th day of January of 2016 at Lucknow and have caused this **Consortium Agreement** to be signed on their manner in the manner set out below.

WITNESSES:

1. B.R. Singh
Advocate
Civil Court Lucknow.

2. S.P. Singh
Advocate
Civil Court Lucknow

Typed & Drafted By:-

(Benkat Raman Singh)
Advocate

For Eldeco City Pvt.

Authorised Signatory

Lead Member

Construction Pvt. Ltd.

Authorised Signatory

Yojna Constructions Pvt. Ltd.

Authorised Signatory

Constructions Private Limited

Authorised Signatory

Consortium Members

आज दिनांक 18/01/2016 को

वही सं. 4 जिल्द सं. 468

पृष्ठ सं. 283 से 314 पर क्रमांक 41

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दिनेश चन्द्र यादव

उप-निबन्धक (द्वितीय)

लखनऊ

18/1/2016

