

आवेदन संख्या	: 202200813010245	आवेदन दिनांक	: 17-08-2022
संस्थापक/संस्थापिका	: श्री संख्या - (4)	लेखपत्र का प्रकार	: अनुबंध विवेकाधीन पत्र
परचुक्तता का विवरण			
नाम (हिन्दी में)	: जय राम जालान	नाम (अंग्रेजी में)	: JAY RAM JALAN
ई-मेल	:	मोबाइल	: 9416212081
संपत्ति की सं० : 1	IV 46/2022		
सम्पत्ति की स्थिति का विवरण			
जनपद	: हरदोई	तहसील	: सण्डीवा
सम्पत्ति का विवरण	:		
सम्पत्ति का प्रकार			
प्रतिफल	: 0		
सम्पत्ति की विशिष्ट संख्या	:	विद्युत् संयोजन संख्या	:
जन संयोजन संख्या	:		
सम्पत्ति मूल्यांकन विवरण			
		वास्तविक बाजारी मूल्य	: 0/-
कुल देय स्टाम्प शुल्क	: 100/-	वास्तविक स्टाम्प शुल्क	: 1000/-
कुल देय निबन्धन शुल्क	: 100/-		
सम्पत्ति की चौड़ाई			
पूर्व	पश्चिम	उत्तर	दक्षिण
खसरा संख्या	प्लॉट संख्या / भवन संख्या/पुस्तक संख्या	संलग्न तबदीली	
समस्त संपत्तियों से प्राप्त शुल्क का विवरण			
बाजारी मूल्य	: 0/-	वास्तविक बाजारी मूल्य	: 0/-
कुल देय स्टाम्प शुल्क	: 100/-	वास्तविक स्टाम्प शुल्क	: 1000/-
कुल देय निबन्धन शुल्क	: 100/-		
अन्य विवरण			
पत्र में कुल पन्नों की संख्या (दोनों तरफ)	: 54	प्रतिनिधित्व शुल्क-रु०	: 140



उत्तर प्रदेश UTTAR PRADESH



BS 838825



CONSORTIUM AGREEMENT

This Consortium agreement executed on this 18th day of August 2022.

Between

For SPRING GARDEN
Calt. PARTNER



Ajmer Ag

Aparna



Ahmed



क्रम सं० 134 ता० 11/12/2000

केता का नाम व पता

इकीया गाडन प्राचिन जपरासं जालान नि. वी. जखाना गोकुली बापु

अवधेश कुमार मिश्रा
ला० नं०-16 रा० वी० सदन

अखण्ड



1. M/S SPRING GARDEN, having its address CP-138, Viraj Khand, Gomti Nagar Lucknow, through its Partner Mr. Jay Ram Jalan son of Late K.N. Jalan (hereinafter referred to as "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. Shri Arjun Agarwal son of Shri Bhupendra Agrawal Present address Plot No. F-10, 11 Phase-2 Industrial Area Sandila, Distt-Hardoi, U.P. permanent address of 187, Mohibullapur, Sitapur Road, Near Tadi Khana Crossing, Paltan Chhawani, Diguria, Lucknow, U.P.-226020;

AND

3. Shri Bhupendra Agarwal son of Shri Ramavtar Agrawal resident of 187, Bhagwati Industries Compound, Mohibullapur, Sitapur Road, Near Tadi Khana Crossing, Diguria, Lucknow, U.P.-226020.

For SPRING GARDEN

 *Arjun*
PARTNER

Arjun


[Signature]


Arjun


Aranya 2






AND

4. Smt. Aparna Agarwal wife of Late Neeraj Agrawal resident of 187, Mohibullapur, Sitapur Road, Near Tadi Khana Crossing, Paltan Chhawni, Diguria, Lucknow, U.P.-226020;

AND

5. Shri. Raghav Agarwal son of Late Neeraj Agrawal resident of Sitapur Road, Near Tadi Khana Railway Crossing, Gauri Food Paltan Chhawni, Mohibullapur, Lucknow, U.P.-226020;

AND

6. Smt. Ananya Agarwal daughter of Late Neeraj Agarwal & W/o Divian Agarwal resident of Gobind Niwas, Near Dr. Umar Begumganj, Nawabganj, Barabanki, Uttar Pradesh-225001;

AND

7. Shri Ram Autar Agarwal son of Late Chimman Lal Agarwal resident of Gauri Foods, Sitapur Road, Near

For SPRING GARDEN

Gala.

PARTNER

Aparna

Raghav Ag

Ram Autar

Ananya

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Tadi Khana, Nirala Nagar, Mohibullapur, Lucknow, U.P.-226020 through his power of attorney holder Mr. Arjun Agarwal S/o Shri Bhupendra Agarwal R/o 187, Mohibullapur, Sitapur Road, Near Tadi Khana Crossing, Paltan Chhawni, Diguria, Lucknow, U.P.-226020, (general power of attorney which is registered in the office of sub registrar IVth, Lucknow in Book No. 4 Jild No. 444 pages 351 to 362 Serial Number 579 on date 06/08/2022 which is valid).

AND

8. Smt. Kamala Agarwal wife of Ram Autar Agarwal resident of Gauri Foods, Near Sitapur Road, Near Tadi Khana, Railway Crossing, Paltan Chhawni, Mohibullapur, Lucknow, U.P.-226020 through her power of attorney holder Mr. Arjun Agarwal S/o Shri Bhupendra Agarwal R/o 187, Mohibullapur, Sitapur Road, Near Tadi Khana Crossing, Paltan Chhawni, Diguria, Lucknow, U.P.-226020, (general power of attorney which is registered in the office of sub registrar IVth, Lucknow in Book No. 4 Jild No. 444 pages 339 to 350 Serial Number 578 on date 06/08/2022 which is valid).

For SPRING GARDEN

Gala,
PARTNER

Arjun

Ananya



Party No. 1 is a **LEAD DEVELOPER** and party No. 2-8 Hereinafter referred to as **CONSORTIUM MEMBER** which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, Power of attorney holders, successors, legal heirs, Partners, wholly owned subsidiaries and the permitted assigns.

WHEREAS all the above-mentioned parties entered and executed this **Consortium Agreement** for forming a Consortium of companies/firm and persons for the purposes of a real estate project situated at Village Muttakkipur, Pargna, Tehsil District-Lucknow, and for submitting the proposal to the Government of Uttar Pradesh or any Government/Semi Government/Lucknow Development Authority (LDA) or any other statutory authority for approval/sanction of Layout/Map and development of various complexes, projects.

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

For SPRING GARDEN
Gaba.
PARTNER

Aparna


Ajain Ag


Ananya




1. **Lead Member:**

- 1.1 Consortium member mutually decided to appoint **M/S SPRING GARDEN**, as Developer and Lead Member.
- 1.2 Member no. 3-8 have mutually authorized Party No. 2, Shri Arjun Agarwal to negotiate terms and conditions with Lead member and enter in to any agreement with lead member and sign and execute any documents, papers, agreements and deeds with any of the proposed allottees of the project on behalf of all consortium members.

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

- 2.1 The sole aim of this **Consortium Agreement** is to enhance capabilities, specially financial for the development of a real estate project situated at Village Muttakkipur, Pargna, Tehsil District-Lucknow.
- 2.2 The Lead Member **SPRING GARDEN** through its Partner Mr. Jay Ram Jalan and Party No. 2, Shri Arjun Agarwal, shall jointly by its signature prepare and submit a proposal and map for the sanction/approval of the Developer Consortium for development of projects and shall design, develop, finance, construct,

For SPRING GARDEN
Gala
PARTNER

ARJUN JI
Arjun A

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sell, operate and maintain the properties of other consortium members.

2.3 The Lead Member **SPRING GARDEN** through its Partner Mr. Jay Ram Jalan and Party No. 2, Shri Arjun Agarwal shall be jointly authorized to sign all Allotment Letter, Payment Plan, Boundary Letter, No Objection Certificate (NOC), Encumbrance Certificate, Khasra Confirmation Letter, No Dues Letter, Sale/ Transfer Agreement, Tripartite Agreement, Registered Sale Agreement, Builder Buyer Agreement, or any other sale related documents and Sign and execute Sale Deed/ Conveyance Deed/ Registry papers and transfer the developed properties/ Units/ Plots/ Villa/ Commercial Shops of all the members.

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

M/S SPRING GARDEN, shall act as a Lead Developer/ Lead Member as per definition of Lucknow Development Authority and UPRERA.

4. **NAME OF THE PROJECT**

For SPRING GARDEN
PARTNER

Arjun Ag
PARTNER

Arjun Ag

Arjun Ag

Arjun Ag



Residential Project including permissible commercial & institutional development project to be developed by the Lead Member on the said Land being subject matter of this agreement shall be named as **SPRING GRACE**.

5. **AREA SHARING**

In lieu of the Consortium Members providing the Said Project Land for the purpose of the Said Project, the Lead Member, shall develop, construct and complete the Said Project and in lieu of the Lead Member developing, constructing and completing the Said Project at the cost and expenses to be borne by the Lead Member in terms of this Agreement and marketing the Said Project, the proposed sharing in all receivables from allottees viz. Basic Price plus PLC, received from allottees of the entire saleable area shall in following ratio:

- a) All plotted developed area (both residential plots and commercial plots) shall be shared in the ratio of **57.5 : 42.5** between Consortium Member & Lead

For SPRING GARDEN



Gold
PARTNER

Arun Ag



J.H.

Arun Ag



Ananya





Member i.e. 57.5% of the plotted sellable area belongs to Consortium Members and 42.5% of the plotted sellable area belongs to Lead Member. 42.5% of Plots marked in Yellow will be owned & sold by Lead Member and all sale receivables/receipts will go to Lead Member toward Yellow marked plots as per MAP **Annexure -1** attached. Similarly, 57.5% of plots marked in Blue will be owned & sold by Consortium Member and all sale receivables/ receipts will go to Consortium Member toward Blue marked plots.

- b) Interest Free Maintenance Security (IFMS) & Annual Maintenance Charges (AMC) will be collected by Lead Member from the entire plot owners including plots retained by consortium members of the project and the amount collected through the plot owners of plots/shops/ units for IFMS by the Lead Member will be handed over to RWA (registered) whose ever comes into existence in near future as corpus fund. In case the RWA.(registered) would not come into existence in near future; in that eventuality the developer/ Lead Member reserve the right to utilize the IFMS funds for up-keeping/maintaining the residential colony. Annual Maintenance Charges (AMC) will be collected

For SPRING GARDEN

 *Geeta*
PARTNER

 *Ajay Ag*

 *Aparna*

 *Ananya* 9

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for a period of 2 years from all plot owners including plots retained by consortium members of the project, which will be spend for up-keeping/ maintaining the residential colony.

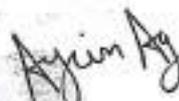
6. **SCOPE OF THE AGREEMENT**

6.1 That for the consideration as agreed in this AGREEMENT, the Consortium member hereby has assigned to the Lead Member all its rights and interest in/of the construction, marketing and Booking/ allotment of Residential Project including permissible commercial & institutional development project to be built on said Land after getting lay out sanctioned by the Lead Member. It should be noted here categorically that this consortium agreement is not going/ aiming to effect/ disrupt any short of title/ownership in the land/ immovable property.

6.2 That all the liability of obtaining the necessary permissions, sanctions and licenses for developing the Residential Project including permissible commercial & institutional development on the said Land shall be on the Lead Member. It is further agreed between the parties that for the purpose of obtaining such that for

For SPRING GARDEN


PARTNER






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the permissions, clearances, licenses, approvals or sanctions, the Lead Member shall act on their own. However, on request of the Lead Member, the Consortium member shall always make available all the original documents pertaining to the said Land as may be required to be produced before various Statutory Authorities in connection with the approvals, licenses etc. of the Residential Project including permissible commercial & institutional development project.

- 6.3 That during the term of the development/construction if any problem or obstruction from any Govt. Department or some other allottees/claimants is created, and the construction is halted then in that case it shall be duty of the Lead Member to fulfil the conditions, complete the compliances, remove the impediment or satisfy the claimants or allottees at its own cost and effort to the total exclusion of Consortium member. The Lead Member shall get such irritants or legal obstructions, impediments removed immediately without any delay so that the construction work would be resumed at the earliest.

For SPRING GARDEN


PARTNER























- 6.4 That all the material facts and the truthful history regarding the title of the land in question has been disclosed by the consortium Member to the Lead Member and in case of any deficiency or loss of land on any account including cropping up of fresh material facts, which is noticed, observes and comes to the knowledge of the Lead Member after the execution of the Agreement, then the consortium Member shall be responsible to rectify the defect.
- 6.5 The Lead Member shall have the exclusive right of marketing and accept the bookings of the units to be developed in the entire, in the share of the First Party. All the bookings made in the project to be presumed as accepted and agreed by both the parties. If required Lead Member shall get the brochures printed and advertise the project in the media and by other means at its costs and discretion. Consortium member shall not interfere in day to day working in marketing and the sale of the stocks.
- 6.6 That after receiving the sale considerations against the individual units/plots/shops & settlement of a/c of particular unit between the parties, all the transfer

For SPRING GARDEN
PARTNER



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deed/ registry/ registered sale deed documents regarding sale/transfer the units to prospective buyers shall be executed by both Consortium member no. 2 and Lead Member. That the Consortium member no. 2 shall be bound to execute the transfer Deeds/Sale Deeds/registry in favour of buyers of the project as recommended and nominated by the Lead Member after its satisfaction regarding payment in respect of that unit.

- 6.7 That the Lead Member shall discharge the liability of its responsibilities towards its contractors, engineers, architects, labour and suppliers etc. In case due to any acts done or omitted to be done which are required to be done and not be done by the Lead Member due to which some damages/penalty/charge has been imposed by any Government/Non-Government authority on the said Land of the Residential Project including permissible commercial & institutional development, then the Consortium member shall not be liable to pay/ reimburse the said damage/ penalty/ charge.

For SPRING GARDEN
PARTNER



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PARTNER

Ajwin Ag



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Ananya





6.8 That the Lead Member at its own discretion shall be entitled to advertise about the Residential Project including permissible commercial & institutional development Project at its cost by distributing pamphlets, brochures, publishing advertisements in newspapers, magazines and/or by putting sign boards, neon-sign or such other modes of advertisement as the Lead Member may deem fit, on the said Land or at other places, in any manner and thus it shall be entitled to invite prospective buyers/customers to the site.

6.10 That the Lead Member shall be free to get the Residential Project including permissible commercial & institutional development approved from Banks and financial institutions in order to facilitate the financial by intending purchaser/s of Units. Consortium member No. 2 and Lead Member shall issue permission to Mortgage, enter into Tripartite Agreement under their own signatures.

6.11 All cases/Litigations, civil, criminal, consumer pertaining to the delay in development, construction,

For SPRING GARDEN
Gale
PARTNER
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Aparna
Ananya 14





labour or workmen disputes shall be defended by the Lead Member at its own cost and expenses.

6.12 That after the execution of this agreement or on mutually decided time between parties, the lead member shall have right to enter in to the said project land for development of the said project, but the possession of the land is not been transferred and no consideration/amount has been taken/given between the parties for the execution of this consortium deed.
Land is not being transferred by this agreement.

6.13 The cost of stamping, registration etc. of this AGGEMENT and any other paper pertaining to this AGGEMENT shall be borne by the Lead Member.

7. TERM OF COMPLETION

7.1 The Lead Member undertakes to launch the plotted area by October 2022 and complete the development of the plotted area of the project on or before September 2024. The entire project will be completed within two years of MAP approval.

For SPRING GARDEN

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PARTNER

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8. **GENERAL TERMS AND CONDITIONS:**

8.1 **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.

9. **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, Lockdown and Government action. In the event of force majeure, the members of the Consortium Agreement undertake to consult each other.

10. **SETTLEMENT OF DISPUTES:**

10.1 In the event any dispute arises between the Parties out of or in connection with this Agreement, including the validity thereof, the Parties hereto shall endeavor to settle such dispute amicably in the first instance. The attempt to bring about an amicable settlement shall be

For SPRING GARDEN
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PARTNER
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Ananya 16

The image shows several handwritten signatures and fingerprints. On the left, there is a fingerprint and the signature 'Gaba' above the word 'PARTNER'. In the center, there is a signature 'Ajin Ag' above a fingerprint. Below that is a signature 'Abena' above a fingerprint. On the right, there is a signature 'Ananya' above a fingerprint, with the number '16' written next to it. At the top right, there is another signature and fingerprint.



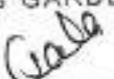
treated as having failed as soon as one of the Parties hereto, after reasonable attempts, which shall continue for not less than 15 (Fifteen) days, gives a notice to this effect, to the other Party in writing.

10.2 In case of such failure, the dispute shall be referred to a sole Arbitrator, who shall be mutually appointed by the Consortium Member and the Lead Member. The Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 (As Amended) and shall be held in Lucknow, India. The language of arbitration shall be English. The arbitration award shall be final and binding on the Parties, and the Parties agree to be bound thereby and to act accordingly.

11. **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 the subsequent breach.

12. **TOTALITY:** This Consortium Agreement embodies the entire understanding of the members and there are no promises, terms, conditions or obligations, oral or

For SPRING GARDEN


PARTNER








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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.

13. **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 Lucknow Development Authority and Government of Uttar Pradesh.
14. **NOTICES:** Any notice required pursuant to this Consortium Agreement shall be given 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.

For SPRING GARDEN


PARTNER











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15. **MODIFICATION AMENDMENT:** The terms and conditions of this Consortium Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh or any authority and mutually agreed by the consortium members and Lead Members. Further, addendum agreement may be prepared/executed with the mutual consent of consortium members and lead member as and when required during the project. Any supplementary agreement/addendum, MOU or any other document executed between lead member and consortium members, shall be treated as part and parcel of this registered consortium agreement and binding upon all the parties.
- 16 **TERMINATION OF CONSORTIUM AGREEMENT:** This Consortium Agreement shall be terminated upon the arrival of the first of the following events:
- (i) In case the spirit of this consortium is violated in any way.
 - (ii) That the consortium agreement gets terminated due to violation/part violation of any clauses of this agreement.

For SPRING GARDEN

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PARTNER

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Ananya



- (iii) The Consortium Agreement shall be valid and enforceable till the completion of the Project subject to the conditions mentioned above.

17. LOSS AND DAMAGES

That the Lead Member hereby undertakes and guarantee and keep indemnify the consortium members to complete the project to the full satisfaction and time frame as decided between the parties.

19. MISCELLANEOUS/ LIABILITY:

- i. That since Consortium Members are not involved in the construction and development activities therefore all the responsibility for compliance towards construction and development activities for Labour laws, GST, PF and ESI shall be the sole responsibility of Lead Member and all compliances of income tax liability and GST towards sale of plots shall be sole responsibility of Lead Member and Consortium Members proportionately as per there area sharing in the project.
- ii. That since Consortium Members are not involved in the construction and development activities therefore

For SPRING GARDEN
Gala,
PARTNER

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for all the responsibility for compliance as well as any kind of liability that may arise during the pendency of consortium agreement or before the completion of the project undertaken under the consortium towards Labours as well as safety & compensation of Laboure's and workers engaged by the Lead Member at the subjected land or otherwise shall be the sole responsibility of the Lead Member. Lead Member shall always maintain requisite records of the same, and all these shall be the sole responsibility of Lead Member and to this Lead Member Specifically agrees to inform and aware to the Consortium Member for the prevailing market rates and sale proceeds of the project at all-time till the completion of the project.

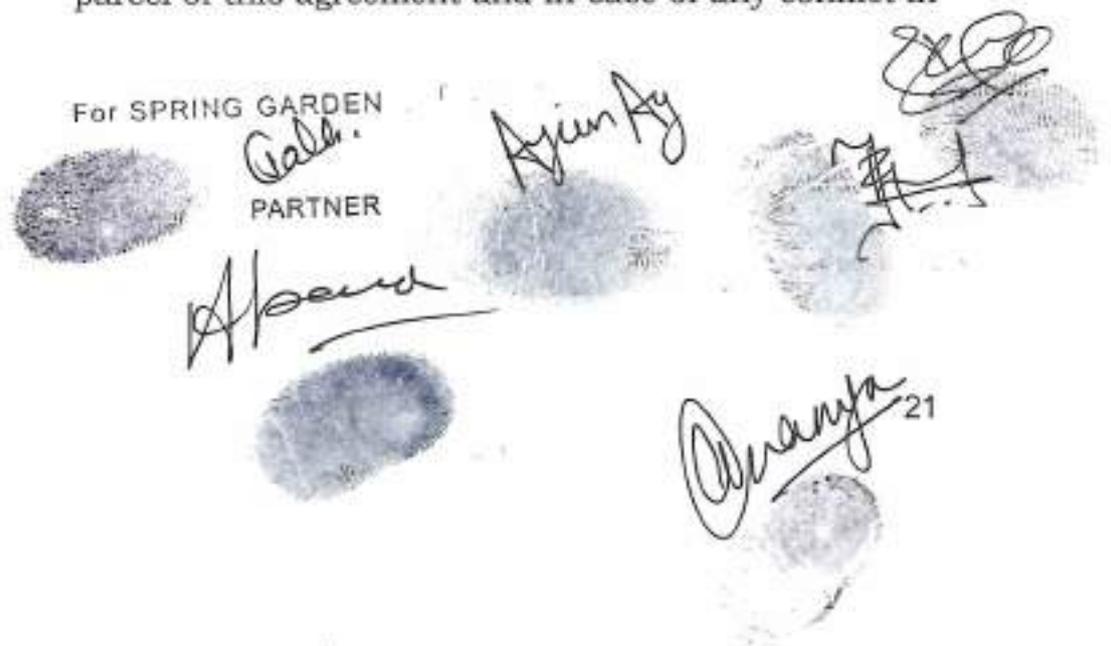
- iii. That Lead Member hereby specifically agrees that under the present consortium to it Lead Member does not have any power or right to assign, pledge, or alienate its rights that have been created by the consortium agreement to any other person.
- iv. It is hereby agreed and declared that any separate supplementary agreement shall be treated as part and parcel of this agreement and in case of any conflict in

For SPRING GARDEN
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the terms of supplementary agreement or otherwise, this agreement shall prevail over all and any other agreements that may be or may have been agreed upon.

- v. If any of the parties wants to retain some developed units in its share, may retain but after giving written information to other and the other party shall be entitled to retain the number of units in proportionate to their share and the other party shall be at liberty to either hold or sale out those units with 100% share. In such case till the other party holds the plots all AMC and IFMS shall be deposited to Lead member which shall be used towards common area maintenance and corpus fund.
- vi. In case of future sale of club house, (after competition of project) or such kind facility the same shall be done by Consortium Member at its own discretion and profit/sale proceeds shall be retained by Consortium Member.
- vii. That all cost, stamp duty, registration fee and other charges etc. leviable in respect of any Transfer Deed of the said Land or any portion thereof including this

For SPRING GARDEN

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AGREEMENT shall be borne by the prospective plots/units/shops buyers as the case may be.

- viii. That the income tax liability shall be shared and borne by both the parties hereto in proportion to their share on sharing ratio.
- ix. That the Lead Member shall be under the obligation to provide all the relevant information during and after the construction is completed to the Consortium Member,
- x. That on successful completion of the construction of the Residential Project including permissible commercial and institutional development, Lead Member shall submit a certificate of completion from the competent authority. Thereafter, upkeep/maintaining the residential colony will be responsibility of plot owners.
- xiii. The Parties agrees that, in case the FSI or FAR is increased or any additional FSI/FAR is permitted by the appropriate authorities on purchasable basis, during or after completion of the project, then all costs & expenses for purchase of additional FSI, shall be

For SPRING GARDEN



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borne and paid by Consortium member and such additional area/FAR/FSI shall also be shared in the same ratio/manner as stipulated herein. The development/construction of such areal shall be the exclusive liability of Second Party/Developer.

18. **INDEMNIFICATION:**

- i. That it is presumed that all the material facts and the truthful history regarding the title of the land in question has been disclosed by the Consortium Member to the Lead Member and vice versa and if in case of any deficiency or loss of land on any account including cropping up of fresh material facts not disclosed comes to the knowledge of any Party after the execution of the Agreement, then the consortium members shall be responsible to rectify the defect at its cost and expenses. Due to any defect in title the construction work stops/release of retail loans from Banks or financial institutions against individual units, lead member shall be entitled for extension in time for that period.
- ii. The Lead Member agree to indemnify and keep the Consortium Member and his successor, respective

For SPRING GARDEN
Gale.
PARTNER

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officers, representative, agents and employees harmless from and against any and all claims, losses, liabilities, obligations, damages, deficiencies, judgments, actions, suits, Proceedings, Arbitration, assessments, cost and expense ("Damages"), suffered or paid by the indemnified Party, directly or indirectly, as a result of or arising out of (i) the failure if any representation or warranty made by the indemnifying Party: this AGGEMENT or in or in any confirmation delivered pursuant here to be true and correct in all materials aspects as the date of this AGREEMENT or (ii) breach of any term or covenant by the indemnifying Party contained in this AGREEMENT (iii) in case of any claim of any purchaser/third party regarding the development of the project, construction of building and material used or any breach of conditions of lay out. sanctioned or breach of rules framed by competent authority or any law of land or delay in handing over the project (iv) in case of any litigations arising with any person booking the units due to any reason same shall be defended by the Lead Member at their own cost and it shall keep the Consortium Member indemnified with regard to the same.

For SPRING GARDEN
Gala
PARTNER

Ajinkya

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Ananya

श्री एम जयशंकर आचार्य के द्वारा अर्जित आयोजन, पुत्र श्री शोभन आचार्य

निवासी: 187, मनीषापुराण सीतापुर रोड, निवासी- लखी छावनी इलाहाबाद

पदनाम: अज्ञात

द्वितीय पक्ष: 7



Handwritten signature: Arjun Ag

श्री जयशंकर आचार्य के द्वारा अर्जित आयोजन, पुत्र श्री शोभन आचार्य

निवासी: 187, मनीषापुराण सीतापुर रोड, निवासी- लखी छावनी इलाहाबाद

पदनाम: अज्ञात



Handwritten signature: Arjun Ag

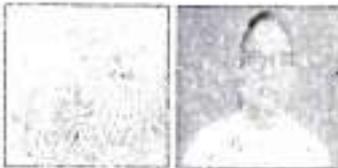
से निष्काशन स्वीकार किया। विवरणी प्रहसन
पहचानकर्ता : 1

श्री अशुतोष शर्मा, पुत्र श्री एम. पी. शर्मा

निवासी: पी-05, टाटा - सी, इलाहाबाद रोड-10, अयोध्या रोड, अयोध्या

पदनाम: अज्ञात

पहचानकर्ता : 2



Handwritten signature: Ashutosh

श्री जयशंकर आचार्य के द्वारा अर्जित आयोजन, पुत्र श्री शोभन आचार्य

निवासी: 155/121 मनीषापुराण सीतापुर रोड, निवासी- लखी छावनी इलाहाबाद

पदनाम: अज्ञात



Handwritten signature: Arjun Ag

द्वितीयपक्ष अज्ञात के द्वारा

अज्ञात निवासी

पदनाम: अज्ञात

दिनांक: 18/08/2022

द्वितीयपक्ष अज्ञात

दिनांक: 18/08/2022

से निष्काशन स्वीकार किया। विवरणी प्रहसन
द्वितीयपक्ष अज्ञात के द्वारा



19. **NOTICES**

All notices or other communications to be given under this: AGGREEMENT to any party shall be made in writing and send by letter through Speed Post Mail or Registered Acknowledge due after being dispatched within seven (7) business days after being deposited in the post, postage prepaid, by the speed post mail available and by registered mail to such party at its address as such party may hereafter specify for such purpose to the other by notice in the writing to both the parties at their respective registered office/offices as given under:

LEAD MEMBER:

Attn. : **Spring Garden**
Address : CP-138, Viraj Khand, Gomti Nagar, Lucknow.
Email : reciprocalimpex@yahoo.co.in

CONSORTIUM MEMBER:

Attn. : **Shri Arjun Agarwal**
Address : Plot No. F-10, 11 Phase-2 Industrial Area Sandila, Distt-Hardoi, U.P.
Email : arjun111997@gmail.com

For SPRING GARDEN

Gala
PARTNER

Arjun Ag

[Signature]

Ananya

[Signature]

Ananya

IN WITNESS WHEREOF the lead member and consortium members have executed this agreement on this 18th day of August of 2022 at Sandila, Distt-Hardoi and have caused this consortium agreement to be signed on their manner in the manner set out below.

Witnesses:

1.



Ashutosh Khare

Lead Member
For SPRING GARDEN

Mr. Ashutosh Khare
Son of Late P. D. Khare
R/o G-05, Tower-C, Shalimar Grand
10 Jopling Road, Lucknow, Uttar
Pradesh-226001.

Calla
PARTNER

2.



Ajay Gupta

Consortium Members

Mr. Ajay Gupta
Son of Shri Prakash Chandra Gupta
R/o 155/131, Mahesh Prasad Street,
Near Raj Laundry, Moulviganj,
Aminabad Park, Lucknow, Uttar
Pradesh-226018.

Ajay Gupta

[Signature]

Akash

[Signature]

Ananya

अनुमति सं: 202200813010245

अनुमति विलेख/धोखा पत्र

पृष्ठ सं: 4

सिस्टीम सं: 46

वर्ष: 2022

विभाग - 0 स्थान कुल - 1000 आवसी कुल - 0 पंजीकृत कुल - 100 प्रमाणिकृत कुल - 140 बेल : 240

श. वि. नं. 4/48, बंगला-4, पोलीस थाना, लखनऊ

Gale



श. वि. नं. 4/48, बंगला-4, पोलीस थाना, लखनऊ

सिस्टीम सं: 46

अनुमति विलेख सं: 202200813010245 दिनांक 18/08/2022

AM

लखनऊ

अनुमति विलेख सं: 202200813010245

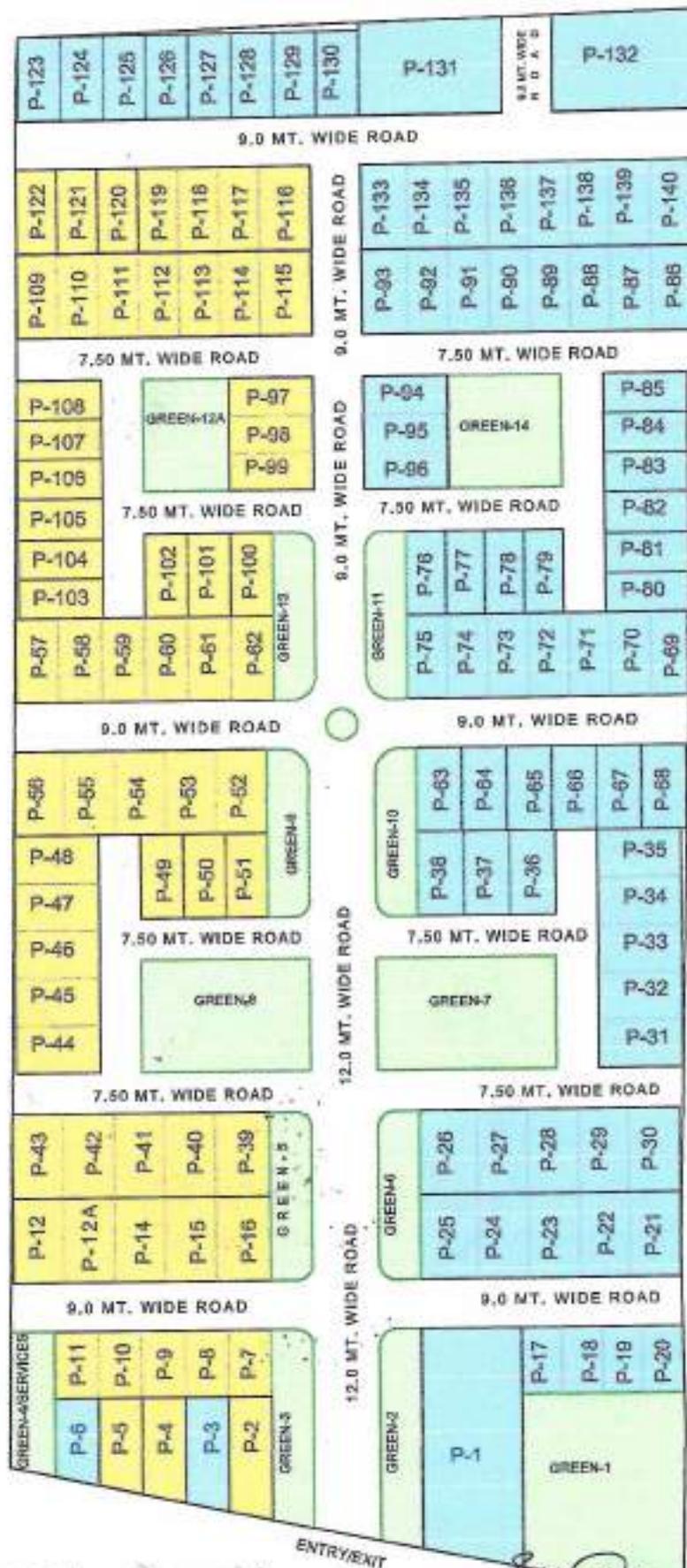
अनुमति विलेख सं: 202200813010245
दिनांक 18/08/2022

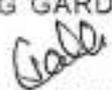
अनुमति विलेख सं: 202200813010245
दिनांक 18/08/2022



**ANNEXURE-1
FOR REFERENCE**

- LAND OWNER'S PLOTS
- DEVELOPER'S PLOTS



For SPRING GARDEN

 PARTNER









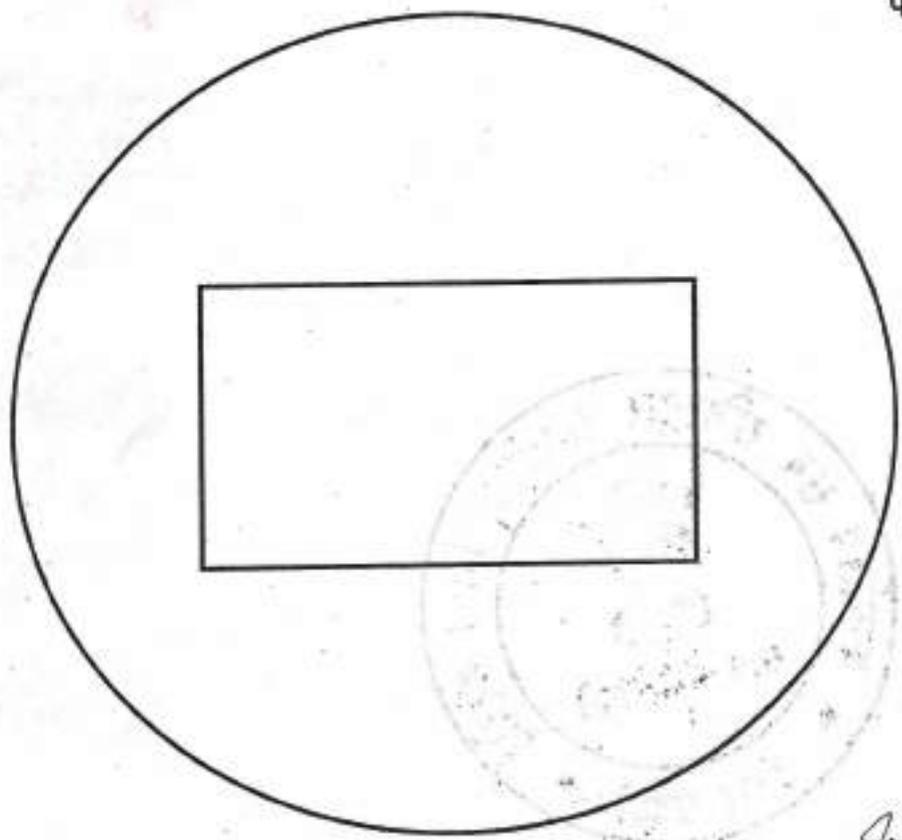
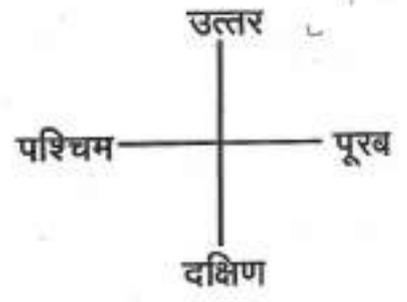
कृषिक भूमि
नक्शा नजरी 200 मीटर त्रिज्या के अन्तर्गत

स्थित ग्राम -

परगना -

तहसील सण्डीला जिला हरदोई

नक्शा नजरी



Abhishek
Ananya

[Signature]
Golu

[Signature]
[Signature]

आवेदन सं: 202200813010245

भारी संख्या 4 जिल्द संख्या 38 के पृष्ठ 21 से 74 तक क्रमांक 46 पर दिनांक 18/08/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह

उप निबंधक ; सगडीला

हरदोई

18/08/2022

