



INDIA NON JUDICIAL



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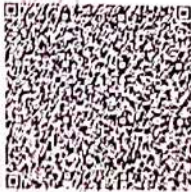
Government of Uttar Pradesh

e-Stamp

IV 200/25



Certificate No. : IN-UP60056976357707X
 Certificate Issued Date : 24-Nov-2025 03:00 PM
 Account Reference : NEWIMPACC (SV)/ up14394004/ NAWABGANJ SADAR/ UP-BNK
 Unique Doc. Reference : SUBIN-UPUP1439400416814231111905X
 Purchased by : MAMTA AGARWAL
 Description of Document : Article 39 Memorandum of Association of a Company
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : MAMTA AGARWAL
 Second Party : Not Applicable
 Stamp Duty Paid By : MAMTA AGARWAL
 Stamp Duty Amount(Rs.) : 1,000
 (One Thousand only)



VERIFY BY



Please write or type below this line

Mamta Agarwal

16/11/25



PF 0017472356

Statutory Alert

- The authenticity of the Stamp certificate should be verified at www.shCIL.gov.in or using Stamp Mobile App or Stamp Hotline.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.



Stamp : Rs.1000/-

--:CONSORTIUM AGREEMENT:--

This Consortium Agreement (the "Agreement") is entered into on 24th day of November, 2025 (the "Effective Date"), by and between:

1. **Mamta Agarwal**, wife of **Kishore Chand Agarwal**, residing at 4, Tulsi das Marg, Chaowk, Lucknow - 226003, holding Aadhaar - 7467 0662 2583 ("Party 1");
2. **Kishore Chand Agarwal**, son of Ram Chand Agarwal, residing at , 4, Tulsi das Marg, Chzowk, Lucknow - 226003, holding Aadhaar - 4487 0231 9026 ("Party 2");

(Collectively ,the "Parties" and each a "Party").

RECITALS

WHEREAS, the object is to develop various properties in the state of Uttar Pradesh, Parties agree to bring their lands into this Agreement, develop the pooled land and sell the developed units/properties.

WHEREAS, the Parties acknowledge that this consortium is formed as an association of persons for the joint development and sale of the Project, and they shall comply with all applicable laws, including obtaining necessary approvals, permits, and registrations;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

Mamta Agarwal

Kishore Agarwal



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

1. LEAD MEMBER

- a. Both the consortium member ,have mutually decided to appoint Mrs. Mamta Agarwal as a lead member.

2. Aim and Scope of Consortium Agreement.

- a. The Sole aim of the Consortium Agreement is for applying and Development of various properties in the state of Uttar Pradesh.
- b. The lead Member shall prepare and submit a joint Proposal to design, develop, finance, sell, operate and maintain the said properties.

3. Shareholding basis in Consortium.

- a. Mrs. Mamta Agarwal shall act as a lead member of the consortium .The other member of the consortium shall give a general power of Attorney/Resolution in favour of Mrs. Mamta Agarwal or its nominee(s) in relation of the said projects through its consortium agreement.
- b. The Shareholding of the members of the consortium shall be mutually decided later on,

4. Funding and basis of sharing the expenditure and remuneration.

- a. Upon the allotment of the project in the name of consortium, all cost related to the project be borne by the consortium.
- b. The consortium shall raise loans from the Financial institution/Banks for the project and any shortfall in financing of the project shall be contributed by the consortium members in the ratio of their shareholding.
- c. Upon completion of the project any profit and loss shall be shared by the consortium members in ratio of there shareholding.

Mamta Agarwal



11.8.2002



5. GENERAL TERMS AND CONDITIONS

- a. **Governing Law-** This Consortium Agreement shall in respect be construed in accordance with the Law 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.
- b. **Force Majeure-** none of the member 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.in the event of force mejeur , the member of the consortium Agreement undertakes to consult each other.
- c. **Settlement of Disputes-** All members agree to settle amicable 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, this shall be referred under arbitration and councillor act 1996, whose decision shall be binding.
- d. **Totality-**The **CONSORTIUM AGREEMENT** embodied the entire understanding of the member and there are no promises. Terms conditions or obligations, oral or written

Mamta Agarwal



11/1/2002





आवेदन सं०: 202500898045970

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

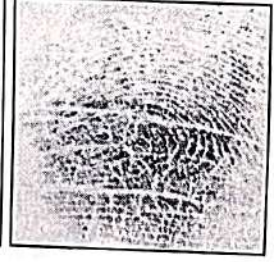
रजिस्ट्रेशन सं०: 200

वर्ष: 2025

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

श्रीमती ममता अग्रवाल,
पत्नी श्री किशोर चंद अग्रवाल
व्यवसाय : गृहिणी
निवासी: 4 तुलसी दास मार्ग, चौक, लखनऊ-226003

Mamta Agarwal



ने यह लेखपत्र इस कार्यालय में दिनांक 20/12/2025 एवं 12:56:01 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी
उप निबंधक :सदर
बाराबंकी
20/12/2025

अमरेन्द्र कुमार .
निबंधक लिपिक
20/12/2025

प्रिंट करें



,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 amended of this consortium agreement.

e. **CONFIDENTIALITY:** all members shall be under obligation not to disclose any information of the terms of this **CONSORTIUM AGREEMENT** to any third party. All documents and information exchanged between the members for the purpose of project, shall be treated as strictly confidential by the other members and shall not be shared by any outside agency except the Government of Uttar Pradesh.

f. **NOTICES-** Any notice required pursuant to this **CONSORTIUM AGREEMENT** shall be given 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**.
Stamp duty of Rs. 1000/- is being paid in this CONSORTIUM AGREEMENT through e-stamp Certificate No. IN-UP48697489827369X DT. 18-NOV-2025.

Mamta Agarwal



11/11/25





आवेदन सं०: 202500898045970

बही सं०: 4

रजिस्ट्रेशन सं०: 200

वर्ष: 2025

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

प्रथम पक्ष: 1

श्रीमती ममता अग्रवाल,

|MAMTA AGARWAL

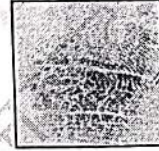
पत्नी श्री किशोर चंद अग्रवाल

Mamta Agarwal

निवासी: 4 तुलसी दास मार्ग, चौक, लखनऊ-226003

व्यवसाय: गृहिणी

प्रथम पक्ष: 2



श्री किशोर चंद अग्रवाल,

|KISHORE CHAND AGARWAL

पुत्र श्री राम चन्द्र अग्रवाल

Kishore Chand Agarwal

निवासी: 4 तुलसी दास मार्ग, चौक, लखनऊ-226003

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री राम सजीवन, पुत्र श्री स्व० राजाराम

निवासी: 3/7 लाजपत नगर, कालोनी, चौक, लखनऊ

व्यवसाय: व्यापार

पहचानकर्ता : 2



श्री निखिल अग्रवाल, पुत्र श्री किशोर चन्द्र अग्रवाल

निवासी: 4 तुलसी दास मार्ग, चौक, लखनऊ-226003

व्यवसाय: व्यापार



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी
उप निबंधक : सदर

बाराबंकी
20/12/2025

अमरेंद्र कुमार .
निबंधक लिपिक बाराबंकी
20/12/2025

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है।
टिप्पणी :

IN WITNESS WHEREOF THE MEMBERS HAVE EXECUTED THIS CONSORTIUM AGREEMENT ON THIS 24TH DAY OF NOVEMBER 2025 AT BARABANKI AND HAVE CAUSED THIS CONSORTIUM AGREEMENT TO BE SIGNED ON THEIR MANNER IN THE MANNER SET OUT BELOW.

Witnesses –

PARTIES



1 – Ram Sajeewan, S/o Lt. Rajaram
3/7, Lajpat Nagar, Colony,
Chowk, Lucknow – 226003
Adhar:-487008126475 ✓



2- Nikhil Agarwal S/o Kishore Chand Agarwal,
H.N.-4, Tulsidas Marg,
Chowk, Lucknow – 226003
Adhar:-XXXX XXXX 9022 ✓

TYPED BY

(M S Nizami)
District Court, Lucknow

Mamta Agarwal
- Mamta Agarwal
(Authorised signatory of party No.1)
PAN-ADXP 0837F



Kishore Chand Agarwal
(Authorised signatory of party No.2)
PAN-AEJPA6935M

Drafted By

S.A. Husain
(S.A. Husain)
Advocate
Civil Court, Lucknow
Reg: 8939/2001



आवेदन सं०: 202500898045970

ब्रही संख्या 4 जिल्द संख्या 255 के पृष्ठ 363 से 374 तक क्रमांक 200 पर
देनाँक 20/12/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी
उप निबंधक : सदर
बाराबंकी
20/12/2025



प्रिंट करें