

NITIN KUMAR

Advocate

INDIA NON JUDICIAL

Reg. No. UP/10940/10

Ch. No. 21, Tenth Compound, Ghaziabad

Mob: 9818680320

Government of Uttar Pradesh



IN-UP85471182834322V

e-Stamp

ANUJ KUMAR GARG
LICENCE No. 32
TEHSIL GHAZIABAD

Certificate No.	: IN-UP85471182834322V
Certificate Issued Date	: 11-Aug-2023 12:49 PM
Account Reference	: NEWIMPACC (SV)/ up14010604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1401060466437179539627V
Purchased by	: MESSERS ASHRAY INFO SOLUTIONS PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MESSERS SHARDA GARMENTS PVT LTD
Second Party	: MESSERS ASHRAY INFO SOLUTIONS PVT LTD
Stamp Duty Paid By	: MESSERS ASHRAY INFO SOLUTIONS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Verified By

Registration Clerk
Ghaziabad

Locked By

Sub Registrar-III
Ghaziabad

Please write or type below this line

For Sharda's Garments Pvt. Ltd.

Anurag Singh
Director

For Ashray Infosolutions Pvt. Ltd.

Anurag Singh
Director

Company Stamp

A. The authenticity of the e-stamp certificate issued by the e-stamp system is verified by the e-stamp system. The e-stamp system is a secure system and the e-stamp certificate is a valid document.

B. The e-stamp certificate is a valid document and the e-stamp certificate is a valid document.

C. The e-stamp certificate is a valid document and the e-stamp certificate is a valid document.

For Ashray Infiniti Pvt. Ltd

Director



CONSORTIUM AGREEMENT
STAMP DUTY PAID Rs. 100/-

This CONSORTIUM Agreement is made at Ghaziabad on this 11th day of August, 2023 by between:

M/s. Sharda Garments Pvt. Ltd. (PAN. AAJCS2453F), Office 82, Defence Enclave, Delhi-92 through its Director **Mr. Arvind Singh Rathore** S/o Late Sh. Ram Pratap Singh R/o B-49, Shreshthya Vihar, Delhi-92, who is duly authorized to enter into agreement by Resolution dated 10-08-2023 passed by its Director, (hereinafter referred to as the **First Party/ Lead Member**, which expression shall unless it being repugnant to the subject or context mean and include the legal heirs, successors, receivers, administrators and permitted assigns).

AND

M/s. Ashray Info Solutions Pvt. Ltd. (PAN. AAFCA3526M), Office A-133, Sector-63, Noida, Gautam Budh Nagar through its Director **Mr. Arvind Singh Rathore** S/o Late Sh. Ram Pratap Singh R/o B-49, Shreshthya Vihar, Delhi-92, who is duly authorized to enter into agreement by Resolution dated 10-08-2023 passed by its Director, (hereinafter collectively referred to as the **Second Party/Other Member**, which expression shall unless it being repugnant to the subject or context mean and include the legal heirs, successors, receivers, administrators and permitted assigns).

WHEREAS the First Party/Lead Member is owner of Land Admeasuring 1.0705 Hectare, Related Khata No. 00183 Khasra No. 1082, Total Area 2.1410 part 1/2 Share i.e. 1.0705 Hectare, situated at Village Morta Pargana Jalalabad, Tehsil & Distt. Ghaziabad vide registered sale deed on 21-10-2010 entered in Book No. 1 Volume No. 4321 on pages 259 to 444 in Sr. No. 8079 on dated 21-10-2010 in the office of Sub-Registrar-II, Ghaziabad.

For Sharda Garments Pvt. Ltd.

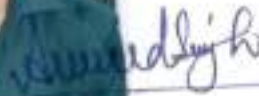

Director

For Ashray Infosolutions Pvt. Ltd.


Director

NITIN KUMAR
Advocate
Reg. No. UP/10940/10
Ch. No. 21, Tehsil Compound, Ghaziabad
Ph. No. 9818680920







आवेदन सं०: 202300739061932

विक्रय अनुबंध विलेख (विलेख)


वही सं०: 1

रजिस्ट्रेशन सं०: 8295

वर्ष: 2023

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

श्री मैसर्स शारदा गारमेंट प्रा लि द्वारा
अरविन्द सिंह राठौर अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व राम प्रताप सिंह
व्यवसाय: अन्य
निवासी: बी-49 श्रेष्ठा विहार दिल्ली




श्री. मैसर्स शारदा गारमेंट प्रा लि द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 11/08/2023 एवं
02:01:20 PM बजे
निबंधन हेतु पेश किया।

अरविन्द सिंह राठौर अधिकृत
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ए०के० यादव
उप निबंधक : सदर तृतीय
गाजियाबाद
11/08/2023
नयनीत कुमार
निबंधक लिपिक
11/08/2023

For Ashraya Infotronics Pvt. Ltd.

Director

प्रिंट करें



WHEREAS the First Party/Lead Member is owner of Land Admeasuring 0.0705 Hectare i.e. 750 Sq. Meter, Related Khasra No. 1089 Min., situated at Village Morta Pargana Jalalabad, Tehsil & Distt. Ghaziabad vide registered sale deed on 15-07-2011 entered in Book No. 1 Volume No. 4962 on pages 265 to 306 in Sr. No. 7182 on dated 15-07-2011 in the office of Sub-Registrar-II, Ghaziabad,

WHEREAS the First Party/Lead Member is owner of Land, Admeasuring 0.1380 Hectare i.e. 1380 Sq. Meter, Related Khasra No. 1090, situated at Village Morta Pargana Jalalabad, Tehsil & Distt. Ghaziabad vide registered sale deed on 15-07-2011 entered in Book No. 1 Volume No. 4962 on pages 307 to 370 in Sr. No. 7183 on dated 15-07-2011 in the office of Sub-Registrar-II, Ghaziabad,

WHEREAS the Second Party/Other Member is owner of land, Admeasuring 1.0705 Hectare, Related Khata No. 00183 Khasra No. 1082, Total Area 2.1410 part 1/2 Share i.e. 1.0705 Hectare, situated at Village Morta Pargana Jalalabad, Tehsil & Distt. Ghaziabad vide registered sale deed on 21-10-2010 entered in Book No. 1 Volume No. 4322 on pages 1 to 186 in Sr. No. 8080 on dated 21-10-2010 in the office of Sub-Registrar-II, Ghaziabad.

WHEREAS the Second Party/Other Member is giving the said land to the Leading Member/ First Party for getting necessary sanctions of Maps, permissions, NOC's and approvals from Government Department and competent Development Authorities related to Development of said land on its own cost.

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

1. Lead Member

All the Consortium Members, have mutually decided to appoint **M/s. Sharda Garments Pvt. Ltd.**, having its registered Office 82, Defence Enclave, Delhi-92, as the Lead Member.

2. Date of Commencement/Principal Place

That this Consortium shall be deemed to have come into existence with effect from **03-March-2023**. The Principal place of Business of the Consortium shall be Ghaziabad, Uttar Pradesh.

For Sharda Garments Pvt. Ltd.

[Signature]
Director

For Ashray Infosolutions Pvt. Ltd.

[Signature]
Director

NITIN KUMAR
Advocate
Reg. No. UP/10940/10
Ch. No. 21, Tehsil Compound, Ghaziabad
Mob.: 9818570320



[Signature]

आवेदन सं०: 202300739061932

बही सं०: 1

रजिस्ट्रेशन सं०: 8295

वर्ष: 2023

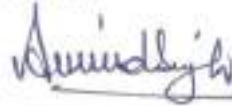
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री मैसर्स शारदा गारमेंट प्रा लि के द्वारा अरविन्द सिंह राठौर,
पुत्र श्री स्व राम प्रताप सिंह

निवासी: बी-49 श्रेष्ठा विहार दिल्ली

व्यवसाय: अन्य

क्रेता: 1

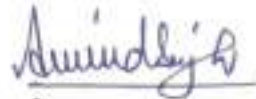



श्री मैसर्स आश्रय इन्फो सोल्यूशन प्रा लि के द्वारा अरविन्द कुमार
राठौर, पुत्र श्री स्व राम प्रताप सिंह

निवासी: बी-49 श्रेष्ठा विहार दिल्ली

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1




श्री अनुज चौधरी, पुत्र श्री राजकुमार चौधरी

निवासी: दुरवाई गौतमबुधनगर

व्यवसाय: अन्य

पहचानकर्ता: 2




श्री हरीश पाल, पुत्र श्री बीर सिंह

निवासी: तहसील कम्पा गाबाद

व्यवसाय: अन्य




रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्ष भद्र साक्षियों के निष्पत्ति के अनुसार नियमानुसार लिख
गए है।
टिप्पणी:



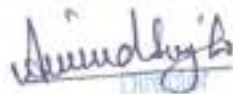
श्री के.ए. यादव
उप निबंधक : सदर तृतीय
गाजियाबाद
11/08/2023
नवनील कुमार
निबंधक लिपिक गाजियाबाद
11/08/2023

3. **Development in Consortium**

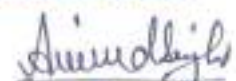
M/s. Sharda Garments Pvt. Ltd. shall act as a Lead Member of the Consortium. The Other Member of the consortium will cooperate fully with the Lead Member by providing all necessary documents related to land or anything, signatures or their physical presence at all time needed for the functioning of this consortium. The Other Member of this consortium are giving full rights to the Lead Member to do all prior developments necessary for procuring sanctions from competent Development Authority. All the expenses related to all the necessary sanctions, sanctions of Maps, development charge of Authorities, permissions, NOC's and approvals from Government Departments and competent Development Authorities related to Development of said land, application in RERA and presentation will be bear and borne by the Lead Member of the consortium **M/s. Sharda Garments Pvt. Ltd..**

- (i) All Development done by First Party/Lead Member.
- (ii) All Expenses borne by First Party/Lead Member.
- (iii) The First Party/Lead Member Share is 55% and The Second Party/other Member share is 45%.
- (iv) If the First Party/Lead Member takes the loan from the Govt./Non Govt. Department. The Interest on loan amount will be paid by both party as share's ratio.
- (v) After the Development Plot/Villa/House shall be soled by the Consortium Members as for mutual understanding/share's ratio but the received sale amount divided in both party as share's ratio after deducting the development amount and expenses.
- (vi) That the both party shall pay GST or Income Tax as per received amount of share's ratio.
- (viii) The First Party/Lead Member will receive all amount in RERA account and after deducting amount expensed in development and other expenses related to the Project, the First Party/Lead Member will distribute amount to Second Party/Other Member by mutual consent/share's ratio.

For Sharda Garments Pvt. Ltd.


Director

For Ashray Infosolutions Pvt. Ltd.


Director

For Ashirv Information Pvt Ltd.

Director



4. **Status**

That the Second Party declares that the said land is free from all sorts of charges, liens, disputes, court injunction, prior sale, prior agreement to sell or any other encumbrance whatsoever. In the event any such encumbrance is found and/or notified, the Second Party as per its ownership shall immediately rectify the same at its own costs within fifteen days of its coming to notice. In case of default by the Second Party, the First Party shall be entitled to get the encumbrance removed at the cost of the Second Party.

5. **Right & Duties of Members**

That the any member of this consortium shall have no right to assign any of its benefits, rights under this agreement to any company, firm or person without obtaining the prior written consent from the other member of the consortium.

6. **Governing Law/ Waiver**

This Consortium Agreement shall in respect be made in accordance with the laws of India, as amended from time to time and in the event of conflict between the members of this Consortium Agreement and the said laws shall prevail. The waiver of any member of any breach or 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.

7. **Confidentiality/ Terms**

All the members shall be under obligation not to disclose any information of terms of the consortium Agreement to any third party. All documents and information exchanged between the Member, for the purpose of functioning of the consortium shall not be shared with any other outside agency except the related Government Departments.

For Shree Garments Pvt. Ltd.

Anand Singh
Director

For Ashray Infosolutions Pvt. Ltd.

Anand Singh
Director

NITIN KUMAR

Advocate

Reg. No. UP/10940/10

Ch: No. 21, Tehsil Compound, Ghaziabad

Mob.: 9818680320



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Advocate

Reg. No. UP/10940/10

Ch: No. 21, Tehsil Compound, Ghaziabad

Mob.: 9818680320



For Ashray Infotronics Pvt. Ltd.

Director





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

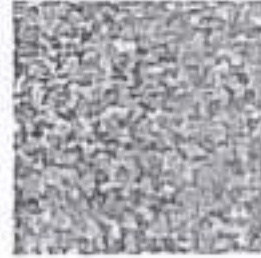
नामांकन क्रमांक / Enrollment No.: 0637/11217/02892

To
अरविन्द सिंह राठौर
Arvind Singh Rathore
S/O: Ram Pratap Singh,
B-49,
SWASTHYA VIHAR,
VTC: Shakar Pur Baramad,
PO: Shakarpur,
Sub District: Gandhi Nagar, District: East Delhi,
State: Delhi,
PIN Code: 110092,
Mobile: 8587890008

146264253



MG462642535FI



आपका आधार क्रमांक / Your Aadhaar No. :

7126 5206 0637

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 13/04/2013



अरविन्द सिंह राठौर
Arvind Singh Rathore
जन्म तिथि / DOB: 10/04/1963
पुरुष / Male

Arvind Singh Rathore

Arvind Singh Rathore

7126 5206 0637

मेरा आधार मेरी पहचान



उत्तर प्रदेश सरकार
मुख्यमंत्री कार्यालय

प्रति,
माननीय मुख्यमंत्री

मुख्यमंत्री कार्यालय, लखनऊ



मुख्यमंत्री कार्यालय
लखनऊ

7530 8032 8537



मुख्यमंत्री कार्यालय

7530 8032 8537

मुख्यमंत्री कार्यालय, लखनऊ

8. Miscellaneous/Liability

In no event shall the members of this Consortium Agreement have any obligation or liability to the other or 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 terminations of the Consortium Agreement, to other member of this Consortium Agreement. No member shall be liable to other party/members for any indirect, incidental, special or consequential damages howsoever caused, whether as a consequence of the negligence of the one member or otherwise.

9. Notice

Any notice required pursuant to the Consortium Agreement shall be given in writing and shall be delivered by hand under Acknowledgement of sent by facsimile to the party at the Address appearing in the beginning of the Consortium Agreement.

10. Termination

This Consortium agreement shall be terminated upon the arrival of the first of the following event:-

- Rejection of the proposal by the Government of Uttar Pradesh.
- Upon completion of project.

11. Arbitration

All the members agree to settle amicably all dispute arising out of or concerning the consortium agreement. In the event of the members failing to amicably resolve any dispute in the event of the manner, the matter shall be referred to the arbitrator to decide mutually, whose decision shall be binding on all the members.

IN WITNESS WHEREOF of members have executed this Consortium Agreement on this 11th day of August, 2023 and have caused this Consortium Agreement to be signed on their behalf on the manner set below.

For Shree Gaurav Pvt. Ltd.

[Signature]
Director

First party

For Ashray Infosolutions Pvt. Ltd.

[Signature]
Director

Second Party

Witness:-

1.

[Signature]

Anag chandley

S/o Rajkumar chandley

Deerival, C.B. Nagar.

2.

[Signature]

21/8/23

Singh and Son

21 N P Nagar

ADU 13-52

NITIN KUMAR

Advocate

Reg. No. UP/10940/10

Ch. No. 21, Tehsil Compound, Ghaziabad

Mob.: 9818680320

आवेदन सं०: 202300739061932

बही संख्या 1 जिल्द संख्या 17957 के पृष्ठ 65 से 90 तक क्रमांक 8295 पर
दिनांक 11/08/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ए० के० यादव
उप निबंधक : सदर तृतीय
गाजियाबाद
11/08/2023

सदर तृतीय गाजियाबाद

सदर तृतीय

