

SAURABH VERMA

Advocate

L-18, Tehsil Compound,
Ghaziabad

TV-2381



उत्तर प्रदेश UTTAR PRADESH

1

GE 014998

CONSORTIUM AGREEMENT

This Consortium agreement is made at Ghaziabad on 31st day of MAR, 2022 by and

BETWEEN

✓ R HOMES PVT. LTD., 81, first floor, Poorvi Marg, VasantVihar, New Delhi-110051 through its authorized signatory Shri AbhishekVerma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad201000, (Owner of Khasra no.- 339, area- 1774 sqmt , vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad.)duly authorized vide resolution dated 10th January, 2021. (First party)

For RHOMES PRIVATE LIMITED

AUTHORIZED SIGNATORY

For Gay Pictures Pvt. Ltd.

For KAMLA VALLABH DEVELOPERS

Authorized Signatory

For Ramprastha Real Estate Private Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

29/05/22

पुष्टि विलेख 52

SAURABH VERMA

Advocate

L-18, Tashi Compound

Gurgaon

अति हार्दिक ज्ञापन कि इस दस्तावेज में सही है।

आवेदन सं०: 202200739044847

भागीदारी विलेख

वही सं०: 4

रजिस्ट्रेशन सं०: 2381

वर्ष: 2022

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य- 0 पंजीकरण शुल्क- 100 प्रतिलिपिकरण शुल्क- 80 योग: 180

श्री आर होम्स प्रा लि द्वारा

अभिषेक वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री दुर्गा प्रसाद

व्यवसाय: अन्य

निवासी: बी-168 नेहरू नगर-2 गाजियाबाद

Abhimat



श्री. आर होम्स प्रा लि द्वारा

अभिषेक वर्मा अधिकृत पदाधिकारी/
प्रतिनिधिने यह लेखपत्र इस कार्यालय में दिनांक 12/04/2022 एवं 01:12:55 PM बजे
निबन्धन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

शर्मा नमिन्कुमार एस०

उप निबंधक: सदर द्वितीय

गाजियाबाद

12/04/2022

विनीत कुमार

निबंधक लिपिक

प्रीट करें

SAURABH VERMA
ADVOCATE
L-18, TASHI COMPOUND
GURGAON



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उत्तर प्रदेश UTTAR PRADESH

GE 014999

And

✓ GAY PICTURES PVT. LTD., 81, first floor, Poorvi Marg, VasantVihar, New Delhi-110051 through its authorized signatory Shri AbhishekVerma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad201000, (Owner of Khasrasno.- 335 ,Area-8089 sqmt , vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad) duly authorized vide resolution dated 10th January, 2021.(Second party)

And

✓ M/S KAMLA VALLABH DEVELOPERS., 81, first floor, Poorvi Marg, VasantVihar, New Delhi-110051 through its authorized signatory Shri AbhishekVerma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad-201000, (Owner of Khasra no.- 340m area-3182 sqmt , vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad) duly authorized vide resolution dated 10th January, 2021.(Third Party)

For RHOMES PRIVATE LIMITED

AUTHORISED SIGNATORY

For Gay Pictures Pvt. Ltd.

Auth. Signatory

For KAMLA VALLABH DEVELOPERS

Authorized Signatory

For Ramprastha Real Estate Private Ltd.

Auth. Signatory

(Auth. Signatory)

Abhishek

Abhishek

Abhishek

Abhishek

29/05/22

100 -

बही सं०: 4

रजिस्ट्रार सं०: 2022

वर्ष: 2022

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

भागीदार: 1

श्री आर जेम्स प्रा लि के द्वारा अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: अन्य

भागीदार: 2

श्री गे पिक्चर्स प्रा लि के द्वारा अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: अन्य

भागीदार: 3

श्री मैसर्स कमला बल्लभ डवलपर्स के द्वारा अभिषेक वर्मा, पुत्र श्री

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: व्यापार

भागीदार: 4

श्री मैसर्स रामप्रस्थ रियल एस्टेट प्रा लि के द्वारा नीलेश कुमार, पुत्र श्री माधव सिंह

निवासी: ए-28 अंगर नगर प्रेम नगर-3 किराडी सुलेमान गट दिल्ली-110086

व्यवसाय: अन्य

भागीदार: 5

श्री मैसर्स रामप्रस्थ गेक्सट प्रोजेक्टस प्रा लि के द्वारा रोहित कुमार, पुत्र श्री चाहल सिंह

निवासी: ग्राम भोवापुर गालियाबाद

व्यवसाय: अन्य

भागीदार: 6

श्री कुनाल आहुजा के द्वारा अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: व्यापार

भागीदार: 7

श्री दिनेश कुमार के द्वारा अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: व्यापार

भागीदार: 8

श्री जयकिशन के द्वारा अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: व्यापार



उत्तर प्रदेश UTTAR PRADESH

3

GE 015000

And

✓ M/S RAMPRASTHA REAL ESTATE PVT. LTD., Flat No. 8, B-23/25, Kailash Colony, New Delhi-110048 through its authorized signatory Shri Nitesh Kumar s/o Madhav Singh ,A-28 Agar Nagar Prem Nagar-3 KirariSulemannagardelhi -110086 (Owner of Khasra no.- 340m area -3230 sqmt, &Khasra no.- 360m area-1800 sqmt&Khasra no.- 361 m area-645 sqmt&khasra no 340m area-500sqmt , vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad) duly authorized vide resolution dated 10th JANUARY 2022(Fourth party)

And

✓ M/S RAMPRASTHA NXT PROJECTS PVT. LTD ,H.NO 15 HarCharanBaghAndheria More Mehrauli New Delhi-110074 through its authorized signatory Shri Rohitkumar s/o Chaht Singh(owner of khasra no- 340m area-4048sqmt,&khasra no 340m area 2801sqmt , vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad)(Sixth party)

For RHOMES PRIVATE LIMITED

For Gay Pictures Pvt. Ltd.

For KAMLA VALLABH DEVELOPMENTS

AUTHORISED SIGNATORY

Abhishek

Abhishek

For Ramprastha Real Estate Private Ltd.

Authorized Signatory

Autn. Signa



SAURABH VERMA
Advocate
L-18, Tehsi Compound,
Gha bad

Rohit

Abhishek

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24/03/22

H. H. H.

भागीदार: 9

श्री ज्ञानेन्द्र कुमार के द्वारा अभियेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: बी-168 नेहरू नगर-2 गा0बाद

व्यवसाय: व्यापार

निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री गोपाल, पुत्र श्री प्रहलाद सिंह

निवासी: इन्दरगढ़ी डासना गा0बाद

व्यवसाय: अन्य

पहचानकर्ता: 2

श्री फरहान फारुखी, पुत्र श्री इसरार फारुखी

निवासी: होली बाला सराय हसनपुर अमरोहा

व्यवसाय: अन्य

ने की 4 प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

रजिस्ट्रार अधिकारी के हस्ताक्षर

शर्मा नविकुमार एस०
उप निबंधक: चंदर द्वितीय
गालियाबादविनीत कुमार -
निबंधक लिपिकAMRITA
Advocate
Company



उत्तर प्रदेश UTTAR PRADESH

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GE 015002

And

✓ Kunal Ahuja S/o Shri Sunil Ahuja R/o 86, Shivalik Apartments, Alaknanda, New Delhi-110019, U.P., through its authorized signatory Shri Abhishek Verma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad-201000, (Owner of Khasra no.- 339, area-4046, vill- Bhowapur, Tehsil- Ghaziabad, Distt- Ghaziabad) duly authorized vide consent dated 10th January, 2021. (Seventh party)

And

✓ Dinesh Kumar S/o Shri Attar Singh R/o Vill- Bhowapur, Distt. Ghaziabad, U.P., through its authorized signatory Shri Abhishek Verma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad-201000, (Owner of Khasra no.- 340 mi., area-236.33, vill- Bhowapur, Tehsil- Ghaziabad, Distt- Ghaziabad) duly authorized vide consent dated 10th January, 2021. (Eighth party)

For RHOMES PRIVATE LIMITED

For Gay Pictures Pvt Ltd.

For KANAKA VILASINI DEVELOPERS LTD.

AUTHORISED SIGNATORY

For Ramprastha Real Estate Private Ltd.

Auth. Signatory

Auth. Signatory

Authorized Signatory



H VERMA
Advocate
Compound,
Ghaziabad



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29/03/22

આરો દોશ કો સો ફોર્ માસ ને પૂર્ણ

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બંને કા સ્થાન



AUTHORIZED SIGNATORY

સાહિત્ય અકેદમી
ગુજરાત
અધિકારી
અધિકારી
અધિકારી



उत्तर प्रदेश UTTAR PRADESH

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GE 015003

And

✓ Jaykishan S/o Shri Attar Singh R/o Vill- Bhowapur, Distt. Ghaziabad, U.P., through its authorized signatory Shri Abhishek Verma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad-201000, (Owner of Khasra no.- 340 mi. , area-236.33, vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad) duly authorized vide consent dated 10th January, 2021.(Ninth party)

And

✓ Gyanendra Kumar S/o Shri Attar Singh R/o Vill- Bhowapur, Distt. Ghaziabad, U.P., through its authorized signatory Shri Abhishek Verma S/o Shri Durga Prasad, B-168, Nehru Nagar-II, Ghaziabad-201000, (Owner of Khasra no.- 340 mi. , area-236.3, vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad 3) duly authorized vide consent dated 10th January, 2021.(Tenth party)

For RHOMES PRIVATE LIMITED

AUTHORISED SIGNATORY

For Ramprastha Real Estate Private Ltd.

Auth Signatory



For Gay Pictures Pvt Ltd.

For KAMLA VALLABH DEVELOPERS

VERMA
Advocate
Compound,
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29/03/22

અરજી દાખલ કરી આ, પુલિસ ઓફિસ

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उत्तर प्रदेश UTTAR PRADESH

GE 015004

Whereas all the above mention parties have entered into and executed this consortium agreement to form a consortium of developer company under the name and style of "R HOMES PVT. LTD" as developer and "RAMPRASTHA AVENUE" as project title, with the object of development of Residential plotted development layout on khasara no. 335, 339, 340, 360, 361, vill- Bhowapur, Tehsil-Ghaziabad, Distt- Ghaziabad, admeasuring plot area under scheme, 30824.00 sqmt., the lead firm and owner of collectively referred to the parties and individually as the party.

Now this consortium agreement & its terms and conditions are witness as under:-

1. That the principle place of office of the consortium shall be Delhi or such other places as may be mutually decided by the consortium members.
2. That the consortium shall be formed and operate under the name & style of "R HOMES PVT. LTD" as developer and "RAMPRASTHA AVENUE" as project title through it's Director Shri Amit Yadav.

For RHOMES PRIVATE LIMITED

Abhishek
AUTHORISED SIGNATORY

For Gay Pictures Pvt Ltd.

Abhishek
Auth. Signatory

For KAMLA VALLABH DEVELOPERS

Abhishek
Authorized Signatory

For Ramprastha Real Estate Private Ltd.

Nitesh
Auth. Signatory

Phil
Auth. Signatory

Abhishek

Abhishek

Abhishek

Abhishek

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29/03/22

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ਮਾਰਕੀਟ



FOR SHOMES PRIVATE LIMITED

AUTHORIZED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

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3. That the consortium has been formed with an object of development of Residential plotted development layout project in the state of Uttar Pradesh and for submitting the layout plan to the Ghaziabad Development Authority/other Govt. Authority and getting other approval from the various Govt. Dept. for development of Residential plotted development layout projects in the state of Uttar Pradesh.
4. That the consortium shall be deemed to have come into existence with effect from the date of execution of this agreement.
5. That the consortium members have mutually decided to appoint "R HOMES PVT. LTD" through it's Director Shri Amit Yadav.
6. Any member, area & khasara may be added to the consortium by the lead member R homes pvt ltd of this consortium agreement.
7. That the member of this consortium shall have no right to assign of the its benefit, right, and liabilities under this agreement to any other company, firm of person without obtaining the prior written permission from the members of the consortium.

For RHOMES PRIVATE LIMITED

Abhishek
AUTHORISED SIGNATORY

For Gay Pictures Pvt. Ltd.

Abhishek
Auth. Signatory

For KAMLA VALLABH DEVELOPERS

Abhishek
Auth. Signatory

For Ramprastha Real Estate Private Ltd.

Nitesh
Auth. Signatory

Abhishek
Auth. Signatory

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Abhishek
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Abhishek
Auth. Signatory

5/1/2022

माधव या

वि. नं. ११३/२०१८
महाराष्ट्र राज्य शासनाच्या
अखत्यारीत असलेल्या

प्रति

प्रति



MAHARASHTRA CO-OPERATIVE BOARD LIMITED
MUMBAI



उत्तर प्रदेश UTTAR PRADESH

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GE 015006

8. That the share of all the members of the consortium shall be mutually decide later on.
9. That the role and services of individual members shall be decided jointly and with the consent of all the parties. The first party with however be entrusted task of the proposed project. In case of any dispute the lead member shall have final say in the matter.
10. The consortium agreement shall in respect be constructed in accordance with the laws of India as amended from time to time and in the event of conflict between the provision of the consortium and he said laws the latter shall prevail.
11. All the members agree to settle amicably all disputes arising out of concerning this consortium agreement. In the event of the member failing to amicably resolve any dispute the matter shall be referred to the arbitrator to the decided mutually, whose decision shall be binding.

For RHOMES PRIVATE LIMITED

AUTHORISED SIGNATORY

For Gay Pictures Pvt. Ltd.

Abhishek

For KAMLA VALLABH DEVELOPERS

Abhishek
Authorized Signatory

For Ramprastha Real Estate Private Ltd.

Nitesh
Auth. Signatory

Abhishek

Abhishek

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4 29/03/22

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ਸਰਕਾਰੀ ਆਦਿ

ਸਰਕਾਰੀ ਆਦਿ

100 7 ਸਰਕਾਰੀ ਆਦਿ, ਪ੍ਰਕਾਸ਼ਿਤ ਹੋਵੇ

ਸਰਕਾਰੀ ਆਦਿ

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ਸਰਕਾਰੀ ਆਦਿ

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उत्तर प्रदेश UTTAR PRADESH

GE 015007

12. The wavier of any member of any breach of any terms of this consortium agreement shall not prevent the subsequent enforcement of that terms and shall not deemed to be wavier of any subsequent breach.
13. The entire members shall be under obligation of not disclosing any information or terms of any of this consortium agreement to any third party. All documents and information exchange between the members, for the purpose of the project under the consortium agreement shall be treated as strictly confidential by the other members and not be shares by other outside agency except the government of Uttar Pradesh.
14. Any notice required pursuant to this consortium agreement shall be given in writing and shall be delivered by hand under acknowledgement of sent by facsimile to the other party at the address appearing in the beginning of the consortium agreement.

For RHOMES PRIVATE LIMITED

Abhishek
AUTHORISED SIGNATORY

For Gay Pictures Pvt. Ltd.

Abhishek
Authorized Signatory

For KAMLA VALLABH DEVELOPER

Abhishek
Authorized Signatory

For Ramprastha Real Estate Private Ltd.

Ritesh
Authorized Signatory

Rakesh
(Authorized Signatory)

Abhishek

Abhishek

Abhishek

29/03/22

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अरिबोटी, जो है, यह मत है

✓



FOR OFFICIAL USE ONLY

AUTHORIZED SIGNATORY



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उत्तर प्रदेश UTTAR PRADESH

GE 001828

15. The terms and conditions of the consortium agreement may be modified/amended as may be stipulated by the government of Uttar Pradesh and as mutually agreed by the consortium members. The consortium does not have any land and shall acquire land in future & develop project as per the policies of State of U.P. and concerned authorities.
16. The consortium agreement shall be valid and enforceable till the completion of the given project.

For RHOM Private Limited

AUTHORISED SIGNATORY

For Gay Pictures Pvt. Ltd. For KAMLA VALLABH DEVELOPERS

Authorized Signatory

Authorized Signatory

RAMPRASHTHA NEXT PROJECTS PVT. LTD.

For Ramprastha Real Estate Private Ltd.

Auth. Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

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29/03/22

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अरि दोस्तों को लिखें
पूरी मांगों की पूर्ति

विशेष
संदेश
द्वारा

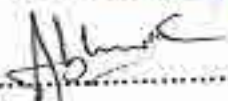
29/03/22



In witness whereof, the member have executed this consortium agreement on this 31st day of MARCH 2022 and have caused this consortium agreement to be signed on their behalf in the manner set below:

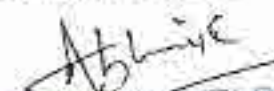
For RHOMES PRIVATE LIMITED

For Gay Pictures Pvt. Ltd.

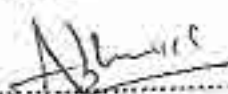


AUTHORISED SIGNATORY

For GAY PICTURES PVT. LTD For R HOMES PVT. LTD for Ramprastha Real Estate Pvt. Ltd.

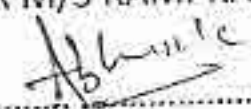

For KAMLA VALLABH DEVELOPERS

For M/S KAMLA VALLABH DEVELOPERS
For Ramprastha Real Estate Pvt. Ltd.


on behalf of Kunal Ahuja


FOR M/S RAMPRASTHA REAL PVT LTD


FOR M/S RAMPRASTHA NXT PROJECTS


On behalf of Dinesh Kumar


On behalf of Jaykishan


on behalf of Gyanendra Kumar



For RHOMES PRIVATE LIMITED

AUTHORIZED SIGNATORY

For Gay Pictures Pvt Ltd.

Auth. Signatory

For Ramprastha Real Estate Private Ltd.

Auth. Signatory

For KAMLA VANASH DEVELOPER

Authorized Signatory

Witnesses:-

1. Jagdish S/o Pankaj Singh
R/o. Indragiri Dargah 42 D

Jagdish

2. Faahan Faruki S/o Mohd. Israr Faruki
R/o. Holi wala Sarai Hasanpura.

Faahan Faruki

Dated-31/03/2022.

SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad

SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad



SAURABH VERMA
Advocate
L-18, Tehsil Compound,
Ghaziabad



आवेदन सं०: 202200739044847

बही संख्या 4 जिल्द संख्या 1304 के पृष्ठ 19 से 42 तक क्रमांक 2381 पर दिनांक 12/04/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

NDL

शर्मा नविनकुमार एस०

उप निबंधक : सदर द्वितीय

गाजियाबाद

12/04/2022



प्रिंट करे

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