

INDIA NON JUDICIAL

MONU SHARMA

Advocate

Ch. No.- 73, Tehsil Compound,
Ghaziabad

Reg. No.- UP03813/19

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

Government of Uttar Pradesh

e-Stamp

IV - 279

: IN-UP07542612115148V

: 15-May-2023 10:49 AM

: NEWIMPACC (SV)/ up14000104/ GHAZIABAD/ UP-GZB

: SUBIN-UPUP1400010409582174953894V

: AU REAL ESTATE SERVICES PRIVATE LIMITED

: Article 5 Agreement or Memorandum of an agreement

: Not Applicable

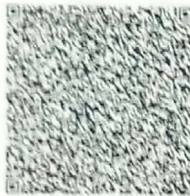
: AGARWAL ASSOCIATES PROMOTERS LIMITED

: AU REAL ESTATE SERVICES PRIVATE LIMITED

: AU REAL ESTATE SERVICES PRIVATE LIMITED

: 1,000

(One Thousand only)



LOCKED BY

S.R.O. Ind
Ghaziabad

Please write or type below this line

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For AU Real Estate Services Pvt. Ltd.

Authorized Signatory

IRID 0004817349

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at www.e-stampcert.com or using e-stampcert app or by clicking on the QR code on the Certificate and as available on the website e-Matain App features it would.
2. The mode of checking for authenticity is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

CONSORTIUM AGREEMENT
STAMP DUTY:-Rs. 1,000/-

This **CONSORTIUM AGREEMENT** is executed on 15th day of May, 2023 between;

M/s. Agarwal Associates (Promoters) Limited, a Limited Company incorporated under the Companies Act, 1956 having its registered office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092, through its Authorized Signatory, Mr. Bir Singh Pundir S/o Late Shri Kundan Singh, duly authorized vide Board Resolution dated 11-05-2023 passed by the Board of Directors, here-in-after referred to as "**AAPL/First Party**",
(Pan. AAACA2789D)

And

M/s. AU Real Estate Services Private Limited, a Private Limited Company incorporated under the Companies Act, 2013 having its registered office situated at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092, through its Authorized Signatory, Mr. Ravi Kant Upadhyay S/o Shri Brahmanand, duly authorized vide Board Resolution dated 08-05-2023 passed by the Board of Directors, here-in-after referred to as "**AU Real/Second Party**".
(Pan. AAYCA0592J)

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For AU Real Estate Services Pvt. Ltd.

Authorized Signatory

अनुबंध विलेख घोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 279

वर्ष: 2023

वरीकल: 0 स्ताम्प शुल्क - 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 पतिलिपिकरण शुल्क - 80 योग: 180

श्री. अंसर्स अय्याल एसोसिएट्स (प्रमोटर्स) लि० द्वारा

वीर सिंह पुन्डीर अधिकृत पदाधिकारी प्रतिनिधि

पुत्र श्री कुन्दन सिंह

व्यवसाय: नौकरी

निवासी: आफिस 10 न्यू राजधानी एन्क्लेव विकास मार्ग दिल्ली-110092



श्री. अंसर्स अय्याल एसोसिएट्स (प्रमोटर्स) लि० द्वारा

वीर सिंह पुन्डीर अधिकृत पदाधिकारी

प्रतिनिधि

जो यह लेखपत्र इस कार्यालय में दिनांक 15-05-2023 एवं 12-19-31

PMI राजी

निवासी हेतु देश किया।

रजिस्ट्रेशन अधिकारी का हस्ताक्षर

भोम रत्न प्रभारी

उप निबंधक - सदर द्वितीय

भाजियाबाद

15-05-2023

लेखपत्र लिखित

15-05-2023



WHEREAS the First Party has developed an Integrated Township, Aditya World City situated at Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP;

AND WHEREAS the First Party has got the building plans approved for the Plot bearing No. GH-5 in Sector No. 3 situated at Aditya World City, Ghaziabad, UP vide File No. GDA/LD/22-23/1153 Permit Date 23-03-2023 from the competent authority, Ghaziabad Development Authority, Ghaziabad;

AND WHEREAS the First Party has got the building plans approved for the Commercial Plot No. 1 in Sector No.2 situated at Aditya World City, Ghaziabad, UP vide File No. GDA/BP/22-23/1483 Permit Date 13-03-2023 from the competent authority, Ghaziabad Development Authority, Ghaziabad;

AND WHEREAS the First Party had executed sale deed in respect of Plot bearing No. GH-5 in Sector No. 3 situated at Aditya World City, Ghaziabad, UP in favor of the Second Party on 21-04-2023 which was registered at Sl. No. 3991 in Bahi No. 1 Zild No. 20387 at Pages 1 to 36 on 21-04-2023 in the Office of Sub Registrar Sadar Second, Ghaziabad, UP; and

AND WHEREAS the First Party had executed sale deed in respect of Commercial Plot No.1 in Sector No. 2 situated at Aditya World City, Ghaziabad, UP in favor of the Second Party on 13-04-2023 which was registered at Sl. No. 3772 in Bahi No. 1 Zild No. 9917 at Pages 1 to 32 on 13-04-2023 in the Office of Sub Registrar Sadar Fifth, Ghaziabad, UP.

For Agarwal Associated Promoters Ltd

Authorized Signatory

For AU Real Estate Services Pvt. Ltd

Authorized Signatory



MONU SHARMA

Ch. No.- 73, Tehsil Dasna, Ghaziabad
Reg. No.- UPC3872/19



पृष्ठ सं०: 4

रजिस्ट्रेशन सं०: 279

दि०: 15/05/23

जिन्हाटन लेखक बाद धुने व समझने सज्जुन व प्रान्त धनराशि क प्रलेखानुसार टकल

प्रथम पक्ष: 1

श्री मैसर्स अग्रवाल परमेश्वर (प्रमोटेस) लि० के द्वारा वीर सिंह पुन्डीर, पुत्र श्री सुन्दर सिंह

जिन्हाटी अफिम 10 न्यू सज्जुनी पन्कज विकास भारी दिल्ली-110072

व्यवसाय: नौकरी

द्वितीय पक्ष: 1

श्री मैसर्स ए यू प्रियज परटेड सर्विस प्रान्ति० के द्वारा रवि कान्त दुवाध्याय पुत्र श्री प्रहमानन्द

जिन्हाटी अफिम 10 न्यू सज्जुनी पन्कज विकास भारी दिल्ली-110072

व्यवसाय: अन्य

ने जिन्हाटन स्वीकार किया। जिनकी पहचान

पहचानकारी: 1

श्री अकुर वसी, पुत्र श्री मुशाफ

जिन्हाटी कैलाश नगर गा० खाद

व्यवसाय: अन्य

पहचानकारी: 2

श्री अफिम, पुत्र श्री मदनार

जिन्हाटी: 82 साटल नगर इकला इमरानी गा० खाद

व्यवसाय: अन्य

ने की। प्र. प्रकाश-अट. शक्तिशी के निशान अंगुलीयमानुसार लिपि मारा है।

टिप्पणी:



प्रिंट करे



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्रीम रतन प्रभाषी
उप निबंधक सटर द्वितीय
गाजियाबाद
15/05/2023

निबंधक लिपिक गाजियाबाद
15/05/2023

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

1. The First Party has given all sorts of rights in the above said plots and approved maps in favor of the Second Party vide registered sale deeds executed in favor of the Second Party as mentioned above.
2. The Second Party may apply for and obtain registration from UP RERA Authority for registration of above said projects, and may add first party as promoter.
3. The Second Party will be entitled to independently develop and market the above said plots and/or units situated in the plots in pursuance of the above said registered sale deeds.
4. The Second Party will comply with all terms and conditions of the above said registered sale deeds.
5. The First Party will cooperate the Second Party to obtain completion certificate of the above said projects in the name of the First Party.

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For AU Real Estate Services Pvt. Ltd.

Authorized Signatory



MONU SHARMA
Advocate
Ch. No.- 73, Tehsil Compound,
Ghaziabad
Reg. No.- UP03813/19



भारत सरकार
Government of India

बौरसिंह पुन्डीर
BIRSINGH PUNDIR
जन्म तिथि / DOB : 03/05/1969
पुरुष / MALE

9031 6987 2461

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

रवि कान्त उपाध्याय
Ravi Kant Upadhyay
जन्म तिथि/DOB: 10/01/1990
पुरुष/ MALE

8082 6551 7465

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O: कुंदन सिंह पुन्डीर, मकान संख्या 10, नया राजधानी एन्क्लावे, प्रीत विहार, शकर पुर बरामद, पूर्वी दिल्ली, दिल्ली, 110092
Address: S/O: Kundan Singh Pundir, House No 10, New Rajdhani Enclave, Preet Vihar, Shakar Pur Baramad, East Delhi, Delhi, 110092

9031 6987 2461

1947 help@uidai.gov.in www.uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: ब्रम्हा नन्द, सी - 24 / 685, गली नं.- 2ए, गणेश नगर - 2, कृष्ण मंदिर के पास, शकर पुर बरामद, पूर्वी दिल्ली, दिल्ली - 110092
Address : S/O: Bramha Nand, C - 24 / 685, Gali No.- 2A, Ganesh Nagar - 2, Near Krishna Mandir, Shakar Pur Baramad, East Delhi, Delhi - 110092

8082 6551 7465

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

AGARWAL ASSOCIATES (PROMOTERS) LIMITED

CIN : U51909DL1986PLC023729

Regd. Office : 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phones : 011-43432222 / 43432210

Email : aagplimited1979@gmail.com

CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF M/S AGARWAL ASSOCIATES (PROMOTERS) LIMITED HELD ON THURSDAY, 11TH DAY OF MAY, 2023 AT 3.00 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092

"RESOLVED THAT the Board of Directors of the company do hereby approve to execute Consortium Agreement with AU Real Estate Services Private Limited in respect of Plot No. GH-5 in Sector-3 & Plot No. Commercial-1 in Sector-2, both situated at Aditya World City, Ghaziabad, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Bir Singh Pundir be and is hereby authorized to sign & execute the said Consortium Agreement and all other relevant documents for and on behalf of the company and to complete all the legal and procedural formalities related to the above said matter."

Certified True Copy

For Agarwal Associates (Promoters) Limited

For Agarwal Associates Promoters Ltd



Managing Director

(Uma Agarwal)
Managing Director
DIN: 01206401

AU REAL ESTATE SERVICES PRIVATE LIMITED

CIN: U70109DL2022PTC408405

Regd. Office: Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi -110092

Email:ashish@agarwalassociatesgroup.com, Phone: 011-43432222

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY M/S AU REAL ESTATE SERVICES PRIVATE LIMITED IN ITS MEETING HELD AT REGISTERED OFFICE OF THE COMPANY SITUATED AT BHARAT BHAWAN, 10 NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092 ON MONDAY, 8TH DAY OF MAY, 2023 AT 9.00 AM.

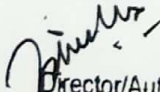
"RESOLVED THAT the Board of Directors of the company do hereby approve to execute Consortium Agreement with Agarwal Associates (Promoters) Limited in respect of Plot No. GH-5 in Sector-3 & Plot No. Commercial-1 in Sector-2, both situated at Aditya World City, Ghaziabad, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Ravi Kant Upadhyay be and is hereby authorized to sign & execute the said Consortium Agreement and all other relevant documents for and on behalf of the company and to complete all the legal and procedural formalities related to the above said matter."

For Certified True Copy

For AU Real Estate Services Private Limited

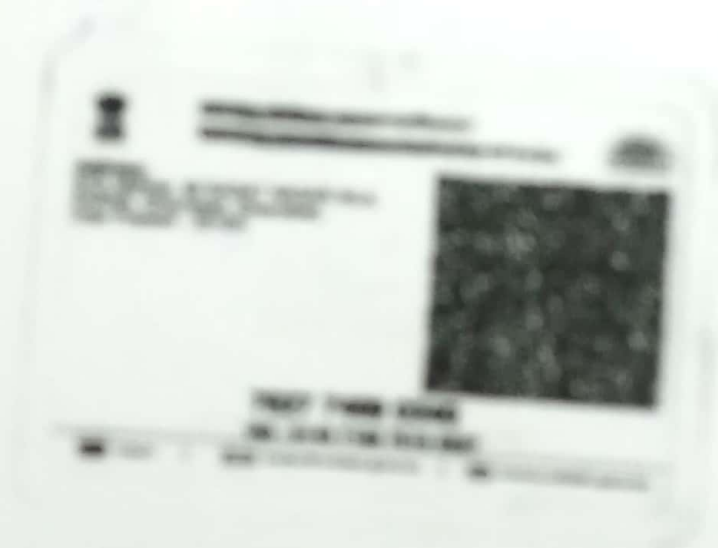
For A U Real Estate Services Pvt. Ltd.


Director/Authorised Signatory

(Ashish Agarwal)

Director

DIN: 00972907



भारत सरकार



अंकुश वर्मा

Ankur Verma

जन्म तिथि/DOB: 07/07/1996

लिंग / GENDER: MALE



8514 1165 5019

आधार-मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

पता:

आवास: सड़क, 160, गच्छी
नीम के पास, केलाश नगर,
गाजियाबाद, गाजियाबाद,
उत्तर प्रदेश - 201001

Address:

S/O Rajesh, 160, New Garden
of neem, Kelaish Nagar, Ghazabad,
Ghazabad,
Uttar Pradesh - 201001

8514 1165 5019

Aadhaar-Aam Admi ka Adhikar

IN WITNESSES WHEREOF THE PARTIES HAVE EXECUTED THIS CONSORTIUM AGREEMENT ON THE DAY MENTIONED ABOVE AT GHAZIABAD AND HAVE CAUSED THIS CONSORTIUM AGREEMENT TO BE SIGNED ON THEIR BEHALF IN THE MANNER SET OUT BELOW :

For Agarwal Associates Promoters Ltd.

Authorized Signatory
First Party

For Agarwal Associates (Promoters) Limited
Authorised Signatory/First Party

For AU Real Estate Services Pvt. Ltd

Authorized Signatory
Second Party

For AU Real Estate Services Private Limited


MONU SHARMA
Advocate
Ch. No.- 73, Tehsil Compound,
Ghaziabad
Reg. No.- UP03813/19


MONU SHARMA
Advocate
Ch. No.- 73, Tehsil Compound,
Ghaziabad
Reg. No.- UP03813/19

For Agarwal Associates Promoters Ltd.

Authorized Signatory

6

For AU Real Estate Services Pvt. Ltd

Authorized Signatory

Witnesses :

1. Sh. Ankur Verma S/o Sh. Subhash
R/o Kailash Nagar, Ghaziabad.




2. Sh. Ankit Son of Sh. Mehkar
R/o 82, Sadat Nagar Ikla, Dasna, Ghaziabad.



Authorised Signatory

**Drafted by:- Monu Sharma Advocate, Chamber No. 73, Tehsil Compound Ghaziabad.
Mob No. 9990782773**


MONU SHARMA
Advocate
Ch. No.- 73, Tehsil Compound,
Ghaziabad
Reg. No.- UP03813/19

आवेदन सं०: 202300739037100

बही संख्या 4 जिल्द संख्या 1645 के पृष्ठ 65 से 86 तक क्रमांक 279 पर दिनांक
15/05/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

B. Patan

भौमिकता प्रभारी

उप निबंधक - सदर द्वितीय

गन्जियाबाद

15/05/2023

प्रिंट करें

