

**INDIA NON JUDICIAL****Government of Uttar Pradesh****e-Stamp**

IV - 279



**MONU KHARMA**  
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.)

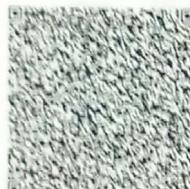
First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: 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

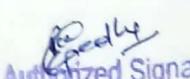
S.R.O. Hind  
Ghaziabad

Please write or type below this line

For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For AU Real Estate Services Pvt. Ltd.

  
Authorized Signatory
**Statutory Alert:**

1. The authenticity of this stamp certificate should be verified at [www.mojonlineapp.com](http://www.mojonlineapp.com) using e-Stamp module. Applicable for e-Stamp only.
2. The ease of checking the legitimacy is on the user of the certificate.

RD 0004817349

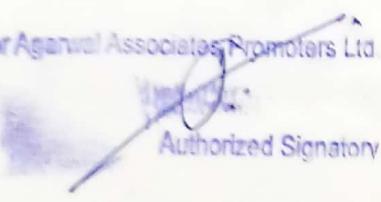
**CONSORTIUM AGREEMENT**  
**STAMP DUTY:-Rs. 1,000/-**

This **CONSORTIUM AGREEMENT** is executed on 15<sup>th</sup> 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 वितरण घोषणा पत्र

बही सं.: ५

रजिस्ट्रेशन सं.: २७९

वर्ष: 2023

राशीकल- ० स्टार्क शुल्क- 1000 ग्रामी मूल्य - ० पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 80 योग : 180

श्री औसर्स अव्याहार एसोसिएट्स (प्रोटोट्स) लि। द्वारा  
बोर सिंह पुन्डीर अधिकृत पदाधिकारी  
श्री कुम्हदत लिंग  
राजस्थान गोकरी  
विवाहालय आफिस १० नवराजधानी एनकलेय विकास मार्ग दिल्ली-११००९२



श्री औसर्स अव्याहार एसोसिएट्स (प्रोटोट्स) लि। द्वारा

बोर सिंह पुन्डीर अधिकृत पदाधिकारी  
प्रतिलिपि

जो यह सेक्षण इस कार्यालय में दिनोंक १५.०५.२०२३ एवं १२:१९:३१

पर्याप्त

प्रोत्तरान हेतु देश किया।

राजस्थान गोकरी के अन्तर्गत  
बोर सिंह पुन्डीर अधिकृत पदाधिकारी  
उप प्रिवेट सदर द्वितीय  
गोकरी  
१५.०५.२०२३

प्रिवेट विविध  
१५.०५.२०२३



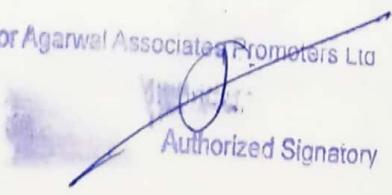
**WHEREAS** the First Party has developed an Integrated Township, Aditya World City situated at Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP;

**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 Associates Promoters Ltd  
  
 Authorized Signatory

For AU Real Estate Services Pvt. Ltd  
  
 Authorized Signatory



पुस्तक संख्या:

प्राप्तिक्रम संख्या:

पुस्तक संख्या:

गोपनीय अधिकारी का दावा के द्वारा दिए गए दस्तावेज़ व फोटो अनुसार सारांश

प्रधान अधिकारी:

श्री अमित अमृतसराव सिंह का दावा की दिए गए दस्तावेज़ व फोटो अनुसार सारांश

नियामी अधिकारी (10 वर्ष से कम वय के अधिकारी की विकास सारी दिवाली) 11/05/22

सरायानी अधिकारी:

दृष्टिकोण वाला :



श्री अमित अमृतसराव सिंह का दावा की दिए गए दस्तावेज़ व फोटो अनुसार सारांश

नियामी अधिकारी (10 वर्ष से कम वय के अधिकारी की विकास सारी दिवाली) 11/05/22

सरायानी अधिकारी:

मेरे अधिकारी का दावा किया | जिनकी पहचान  
पहचानकर्ता :



श्री अमित अमृत सिंह श्री महावीर

नियामी के लिए नाम दिया गया

सरायानी अधिकारी

पहचानकर्ता :



श्री अमित अमृत श्री महावीर

नियामी 82 साटल लगर इकलू गांव गांवाद

सरायानी अधिकारी

मेरी की | प्र. नाम- अमृत सिंह का नाम अमृत सरायानी अधिकारी का दावा की दिए गए दस्तावेज़ व फोटो अनुसार सारांश

टिप्पणी :



प्रिंट करें



राजस्थान अधिकारी के दस्तावेज़

श्रीम रत्न प्रभारी

इप नियोपक सदर द्वितीय

गाजियाबाद

15/05/2023

निवधक 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.

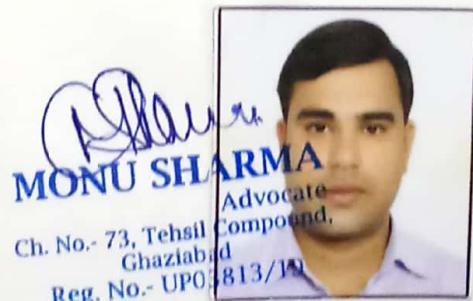


Authorized Signatory

For AU Real Estate Services Pvt. Ltd.



Authorized Signatory





Issue Date: 16

बीरसिंह पुन्डीर  
BIRISINGH PUNDIR  
जन्म तिथि / DOB : 03/05/1969  
पुरुष / MALE



9031 6987 2461

मेरा आधार, मेरी पहचान



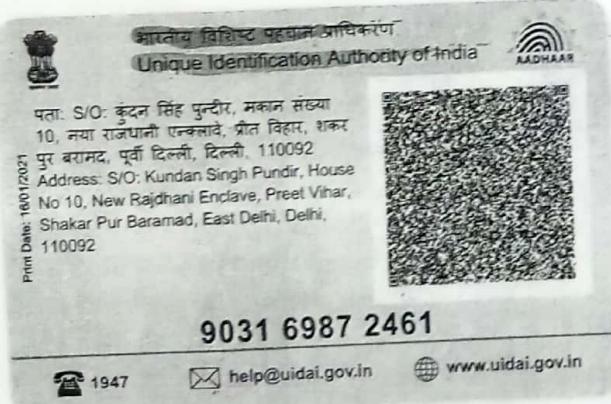
रवि कान्त उपाध्याय  
Ravi Kant Upadhyay  
जन्म तिथि/DOB: 10/01/1990  
पुरुष / MALE



8082 6551 7465

MERA AADHAAR, MERI PEHCHAN

Ravi  
Kant



# AGARWAL ASSOCIATES (PROMOTERS) LIMITED

CIN : U51909DL1985PLC003729

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

Phones : 011-49452222, 49452210

Email : aaglimited1979@gmail.com

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**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE  
MEETING OF BOARD OF DIRECTORS OF M/S AGARWAL  
ASSOCIATES (PROMOTERS) LIMITED HELD ON THURSDAY, 11<sup>TH</sup>  
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**

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**"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

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**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, 8<sup>TH</sup> DAY OF MAY, 2023 AT 9.00 AM.**

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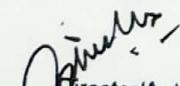
**“RESOLVED THAT** the Board of Directors of the company do hereby approve to execute Consortium Agreement with Agarwal Associates (Promoters) Limited in respect of Plot No. GH-5 in Sector-3 & Plot No. Commercial-1 in Sector-2, both situated at Aditya World City, Ghaziabad, Uttar Pradesh.

**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



आधार कार्ड



अंकुर वर्मा

Ankur Verma

मन्त्रिय/ DOB: 07/07/1996

पुरुष / MALE



8514 1165 5019

आधार-मेन आधार, मरी पहचान

पार्श्वीय विश्लेषण पहचान प्राप्तिकरण

पता:

आनंद मंडी, 160, गोदी  
नील के दाम, बिनाम, नगर,  
गांवियावाड, गांवियावाड,  
इंदूर - 201001

Address:

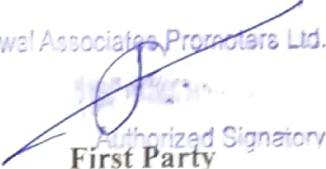
S/O. Lalchand, 160, Godi  
Chowk, Nalashik Nagar, Ghatotkach,  
Ghatotkach,  
Udaipur - 201001

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



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

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

रजिस्ट्रीकरण मुद्रिकारी के हस्ताक्षर

*B.Rajeev*  
भास्त्रानन्द प्रभारी

उप निवापक मंत्र द्वितीय  
गांधीगांवाद  
१५.०५.२०२३

प्रिंट करें

