

21/10/2018

D-753/18



उत्तर प्रदेश UTTAR PRADESH

BD 455907



STAMP: 1000

CONSORTIUM AGREEMENT

This Agreement is made and executed at Lucknow on this 17th day of October 2018

BETWEEN

A. M/s Vanshika Infra City Pvt Ltd a company registered under the companies Act 2013 bearing CIN No. U70102UP2015PTC074400 and having its corporate office and Permanent Place of Business at First Floor, Indira Complex, Opposite Bharat Petroleum, Near-Tedhipuliya, Ring Road, Lucknow-226021 (Hereinafter referred to as the **First Party/Lead Member** of the consortium which expression unless repugnant to the context or opposed to the context or

Vanshika Infracity Pvt. Ltd.
Deepankur Pandey
 Director

Jahid Hussain

Smriti Agarwal



08/09

17/11/19

क्रमांक

स्टाम्प विक्रेता की तिथि

स्टाम्प क्रय करने की प्रयोजन

स्टाम्प क्रेता का नाम व पता

स्टाम्प की धनराशि

पश्चिमोत्तर प्रदेशीय स्टाम्प



मोहम्मद अहमद स्टाम्प विक्रेता
लाइसेंस नं० 24
लाइसेंस की अवधि 31-03-2020
फ्लेक्टेट कोट, जखनऊ

(Handwritten signature/initials)



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक संदर तृतीय लखनऊ क्रम संख्या 2018229021982

अवेदन संख्या : 201800821108818

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2018-11-17 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम नवित प्रभाव

लेख का प्रकार अनुबंध विवेक/भोपणा पत्र

प्रतिकूल की धनराशि 0 / 0

1. रजिस्ट्रीकरण शुल्क 100

2. प्रतिनिधिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुकदमा के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. दायित्व भत्ता

1 से 6 तक का योग 180

शुल्क बसूल करने का दिनांक 2018-11-17 00:00:00

दिनांक तब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार 2018-11-17 00:00:00

होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

refractory Pvt. Ltd.

Director



Vanshika Infracity Pvt. Ltd.

Deepankar Sandey
Director

EXTRACT OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S VANSHIKA INFRA CITY PVT LIMITED HELD ON FRIDAY ON THE DATE OF 16.11.2018 AT THE CORPORATE OFFICE OF THE COMPANY AT FIRST FLOOR, INDIRA COMPLEX, OPPOSITE BHARAT PETROLEUM, NEAR-TEDHIPULIYA, RING ROAD, LUCKNOW-226021 U.P AT 11:30 A. M.

CERTIFIED TRUE COPY

AUTHORIZATION FOR EXECUTION AND REGISTRATION OF CONSORTIUM AGREEMENT

The chairman informed the board that the company is about to execute and register the consortium agreement in the Project situated at Anaura Distt-Lucknow and various proposals are evaluated. The board deliberated and passed the following resolution:

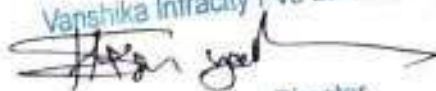
RESOLVED THAT Shri Deepankar Pandey S/o Veer Prakash Pandey be and is hereby authorized to sign the consortium agreement, scheduled to be executed on behalf of the company.

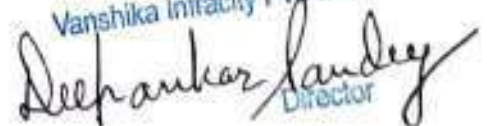
RESOLVED FURTHER THAT Shri Deepankar Pandey S/o Veer Prakash Pandey Director of the company be and is hereby authorized to get all paper work done to get the consortium agreement registered on behalf of the company and take such further steps and to do all acts, deeds and things as required in order to give effect to the above resolutions".

"RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as afore stated shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case.

"RESOLVED FURTHER THAT all acts as described in instant resolution, done by Shri Deepankar Pandey S/o Veer Prakash Pandey Director of the company will be and is hereby binding on the company."

FOR AND BEHALF OF THE COMPANY
M/S VANSHIKA INFRA CITY PVT LIMITED

Vanshika Infracity Pvt. Ltd.

Director

Vanshika Infracity Pvt. Ltd.

Director



Deepankar Pandey





नाम प्रदाता
 Name Provider
 जन्म तिथि / DOB : 17/08/1967
 पुरुष / Male



2866 9833 2723

आधार - आम आदमी का अधिकार

Jadhav



भारतीय जनता पार्टी of India

पता
 अल्पज: पी. के. अग्रवाल, 65 ब,
 बाबू सपरसी हॉल नगर, पोस्ट बॉक्स
 6, पुराना किला, लखनऊ,
 लखनऊ जिला, उत्तर प्रदेश, 226001



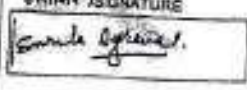

Address:
 S/O: V. K. Agarwal, 65 KHA, Babu
 Saperasi Das Nagar, Near Chhota
 Park, Purana Kila, Lucknow,
 Lucknow City Uttar Pradesh,
 226001

2866 9833 2723

1800 305 1947

help@bjp.org.in

www.bjp.org

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER		
ABXPA8350K		
	नाम / NAME	
	SMRITA AGARWAL	
	पिता का नाम / FATHER'S NAME	
	BHAGWAN PRASAD AGRAWAL	
	जन्म तिथि / DATE OF BIRTH	
	07-07-1971	
हस्ताक्षर / SIGNATURE		
		अधिकांश अधिकारी, लखनऊ COMMISSIONER OF INCOME-TAX, LUCKNOW

Smrita Agarwal

भारत सरकार
 जनसंख्या सूचना प्रणाली



समूह अर्थात
 Smita Agarwal
 जन्म तिथि / DOB : 07/07/1971
 महिला / Female




7217 3449 1693

आधार - आम आदमी का अधिकार

Smita Agarwal

भारत सरकार
 जनसंख्या सूचना प्रणाली



Address:
 W/O: Nain Prabhat, 55 KHA,
 Babu Banarsi Das Nagar, Near
 Chhota Park, Purana Gola,
 Lucknow, Lucknow G.p, Uttar
 Pradesh, 226001

पता:
 अर्थात: नैन प्रभात, 55 ख, बाबू
 बनारसी दास नगर, छोटा पार्क के
 पास, पुराना गोला, लखनऊ, लखनऊ
 जे.पी., उत्तर प्रदेश, 226001

7217 3449 1693

1247
 1800 300 1847

www.aadhaar.gov.in

www.aadhaar.gov.in


 Government of India
 ओम प्रकाश
 Om Prakash
 जन्म तिथि / DOB / 04/09/1984
 पुरुष / Male

7191 0706 6256

आधार - आम आदमी का अधिकार




 Government of India
 आर.बी. टिपल
 R. B. Tripathi
 पता
 संबोधित: आर. बी. टिपल
 एन-11375-बी, पिचयारी नगरानी
 नजदीक मजिस्ट्रेट थाना, सीतापुर रोड
 नियाला, ब्लॉक-3, जिला-मिर्जापुर, उत्तर प्रदेश-226023
 Address:
 B/O R. B. Tripathi, U-11375-B,
 PR. YADARSHI VI COLONY,
 NEAR MADIYAN TRANA,
 SITAPUR ROAD, N. No. 11375,
 Lucknow, Mirza Nagar, Uttar
 Pradesh, 226020

7191 0706 6256

 1800 300 1547
  mya@uidai.gov.in
 www.uidai.gov.in

Abhinav Singh

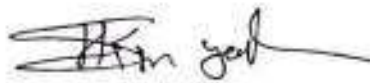
 भारत सरकार
GOVERNMENT OF INDIA

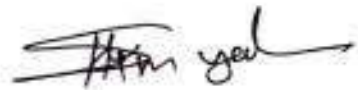
 Harinam Singh Yadav
हरिनाम सिंह यादव
जन्म तिथि/DOB:
25-04-1982
पुरुष / MALE

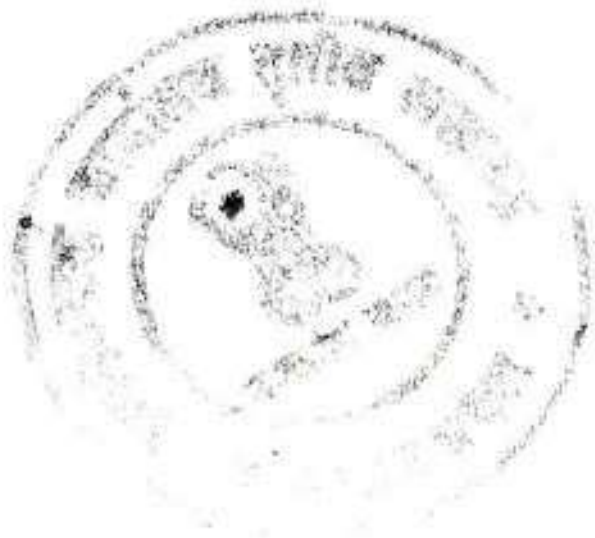


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भारत - आम आदमी का अधिकार







meaning thereof, be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns, through its Managing Director Shri Deepankar Pandey S/o Veer Prakash Pandey bearing (Aadhar No.3533 5188 2526) R/o 616, Gomti Nagar Vistar, Sector-1, Gomti Nagar, Lucknow, Duly authorized vide board resolution dated 16.11.2018.

AND

- B. **Shri Nalin Prabhat** s/o Shri Virendra Kumar Agarwal and **Smt Smrita Agarwal** w/o Shri Nalin Prabhat both R/o Babu Banarsi Das Bhawan, Babu Banarsi Das Nagar, 55, Purana Qila, Lucknow (Hereinafter referred to as the **Second Party/Consortium member** which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include their legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns)

First Party is a Lead member of the consortium and Second Party is the Consortium Member which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns.

And whereas the parties of the consortium have agree to develop the property i.e. Part of Plot over Khasra No. 302 and 303 situated at Village Anaura, Pargana, Tehsil and District Lucknow (Hereinafter referred to as "Project Land"), which is more particularly described in Annexure-A.

And subsequently the name of second party is recorded in the khatauni and no one other than second Party has any right title or interest in the said land.

And whereas the Second party wants to develop the land and the first party are developers. Therefore the first party has approached the Second party and has represented that it possesses the skill, technical know- how, expertise and experience in building and construction and has conveyed its keen interest in developing of a Project on the said land.

Vanshika Infracity Pvt. Ltd.
Deepankar Pandey
Director

2

Smrita Agarwal



And whereas all the above mentioned parties entered and executed this Consortium Agreement for forming a Consortium of Developer Company with the object of development of land owned by the Consortium member in Village Anaura, Tehsil &, Distt-Lucknow under the name and Style of "VANSHIKA ONTARIO"

NOW THEREFORE, in consideration of the mutual covenants, terms and condition and understandings set forth in this Agreement (herein after referred as the "said agreement") and other good and valuable consideration (the receipt and adequacy of which are hereby mutually acknowledged), the parties with the intent to be legally bound hereby agree as follows:

The lead members and consortium members are collectively referred to as the "parties" and individually as the "party".

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

1) RECITALS & ANNEXURES

- a) That the Recitals, Annexure and Schedules to this AGREEMENT shall form an integral part of this AGREEMENT.

2) NAME OF THE PROJECT

- a) Residential project to be developed by the lead member on the said Land being subject matter of this agreement shall be named and known as "VANSHIKA ONTARIO".

3) SHARE HOLDING

- A. In lieu of the second party providing the said project land for the purpose for developing, constructing and completing the said project and the first party developing, constructing and completing the said project at the cost and expenses to be borne by the first party in terms of this agreement and marketing the said project, the proposed sharing (basic sale price, preferential location charges plus all other charges except GST from the customers) of the entire sellable area shall be divided in following ratio in two phases:

Vanshika Infracity Pvt. Ltd.
Deepranjan Pandey
Director

Jahnvi Prasad

Smriti Agrawal



- a) All constructed and developed area of phase -1 (under the category of Row House and Commercial) shall be shared in the ratio of 56%:44% i.e 56% to First party and 44% to second Party i.e the first party will become the exclusive owner of 56% constructed and developed and saleable area and second party will become the exclusive owner of 44% constructed and developed area in the project.
- b) Similarly all constructed and developed area of phase -2(under the category of Row House and Commercial) shall be shared in the ratio of 56%:44% i.e 56% to First party and 44% to second Party i.e the first party will become the exclusive owner of 56% constructed and developed and saleable area and second party will become the exclusive owner of 44% constructed and developed area in the project.
- c) All constructed and developed area of phase -1 & 2 (under the category of High Rise Building) shall be shared in the ratio of 60%:40% i.e 60% to First party and 40% to second Party i.e the first party will become the exclusive owner of 60% constructed and developed and saleable area and second party will become the exclusive owner of 40% constructed and developed and saleable area. However if the High Rise Building in phase 1 and 2 exceeds the number of flats by 100, the subsequent flats shall be shared in the ratio of 55%:45% and same applies to the sharing ration of pent houses.

B. The Parties confirm that the ratio as mentioned herein is adequate for the rights being provided to either Party and the parties shall never challenges the correctness or the adequacy of the said ratio at any time in the future. The Second party shall inherit a good, perfect and marketable title, free from all defects in respect of its Allocation arising out of this agreement. Transferees shall confer a good, perfect and marketable title therein, free from any defect, to them.

4) SCOPE OF THE AGREEMENT

A. That for the consideration as agreed in this AGREEMENT, the second party hereby has assigned to the first party all its rights and interest in/of the construction, marketing and booking/

Vanshika Infracty Pvt. Ltd.
Deepankar Pandey Director
Palvi Vasishth
Smriti Agral



allotment of Residential Project to be built on said Land after getting lay out sanctioned by the competent authority.

- B. That all the liability of obtaining the necessary permissions, sanction and licenses for developing the Residential Project on the said land shall be on the first Party. It is further agreed between the parties that for the purpose of obtaining such permissions, clearances, licenses, approvals or sanctions, the first party shall act on their own. However on request of the first party, the second party shall always make available all the original documents pertaining to the said Land as may be required to be produced before various statutory Authorities in connection with the approvals, licenses etc. of the Residential Project including permissible commercial project.
- C. That first party will complete the entire project i.e Phase -1 of the project within 2 years commencing from the date of registration of this agreement.
- D. That similarly first party will complete Phase -2 of the project within another 2 years after completion of phase -1, the terms and conditions of this agreement will be applicable on the Phase-2 as well.
- E. That an interest free refundable/adjustable security of One Crore is also paid by the first party to second party, which will be returned after completion of both the phases.
- F. That during the term of the development/ construction if any problem or obstruction from any Govt. development or some other allottees / claimants is created, excluding the matters related to the title and possession of the said land, and given such problem or obstruction if the construction is halted then in that case it shall be duty of the first Party to fulfill the conditions, complete the compliances, remove the impediment or satisfy the claimants or allottees at its own cost and effort to the total exclusion of Parties. The parties shall get such irritants or legal obstructions, impediments removed immediately without any delay so that the construction work would be resumed at the earliest and that delay

Varshika Infracity Pvt. Ltd.

Deepankar Sandey
Director

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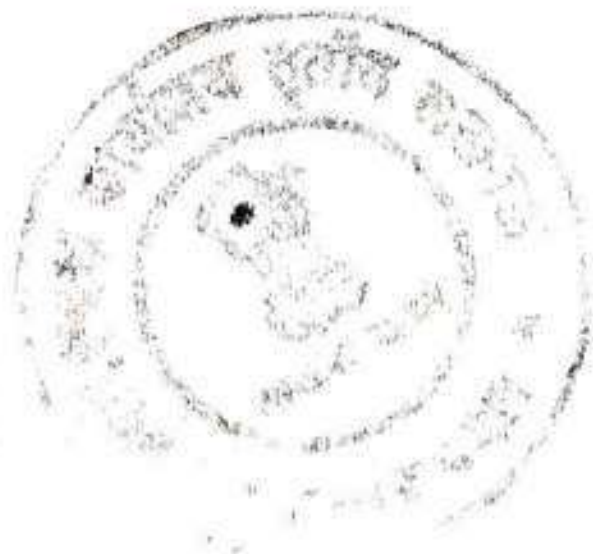
will not be considered or calculated in the Time duration for completion of the project.

- G. That if during the development / constructions, it is felt that the layout plan needs to be modified then the first party at its own cost shall get the same modified from the appropriate authority however, the final layout in case of any modification needs to be approved by both the parties before submission to such authority for modification.
- H. That the second Party or anybody claiming through it shall not interfere with or obstruct in any manner with the execution and completion of work of development and construction of the Residential Project on the said land.
- I. The first Party shall have the exclusive right of marketing and accept the bookings of the units to be developed in the entire project including area falling in the share of the second party, if any. All the bookings made in the project to be presumed as accepted & agreed by all the parties only if the sale proceeds of the booking go to escrow account. First Party shall get the brochures printed and advertise the project in the media and by other means at its costs. The suggestion of the Second party regarding the same shall be honored by First.
- J. That The account Number of Escrow Account shall be displayed and printed in BOLD letters in all the brochures, Booking forms, Advertisements and Receipts and all the stationary related to project.
- K. That all the sale proceeds received from the allottees or prospective buyers will be deposited in the Escrow Account only, this agreement will stand void or canceled in the event if any payment is deposited in any other account or received by either party in Individual capacity. The sale proceeds received in the Escrow Account shall be transferred directly in the ratio as per Clause 3 of this agreement.

Vanshika Infracity Pvt. Ltd.
Deepranjan Sandey
Director

Pratik Vashist

Smita Agast



- L. The rate of the units shall be decided mutually by both parties. The lead member shall be authorized to accept and receive the booking amounts, advance, earnest money, installments and final consideration and issue receipts thereof from the intending buyer(s) only in the escrow Account Number at ICICI Bank, Hazratgunj, Lucknow. The lead member, however, shall maintain a book of accounts having details of all the booking amounts, advances, installments and such other payments and this book of accounts be readily available to the consortium member for inspection.
- M. That all the sale deeds/Agreement to sell/ Allotments/Demand Letters etc in favor of prospective buyer/allotees will be executed jointly by both First and second party However in the event of either party denying or refusing for any reason to execute and registered such documents then party's have to give in writing about such denial or refusal and if in case the reason for such denial or refusal cannot be amicably resolved then both the parties will have full rights to get such documents executed and registered upto the extent of their respective share as described in Clause 3 of this agreement but the financial commitments upto the extent of share holding as per clause 3 will remain intact.
- N. That second party has assured that said land is wholly free from all Encumbrances, injunctions, gifts, liens, attachment, liabilities, tenancies, unauthorized occupations, claims and litigations, whatever. The both the parties further agrees and undertakes to keep the said plot from all encumbrances, injunctions, charges, gifts, liens, attachments, liabilities, tenancies unauthorized occupations, claims and litigations and shall keep thereof absolutely free and saleable at all time hereof.
- O. The first party and its consortium members shall sign and execute, without any fail, all necessary deeds, form, applications and other documents whenever required to deal with or to take approvals, permissions consent etc. from any competent authority for development of said project.

Vanshika Infreacy Pvt. Ltd.
Deepender Sandey
Director

[Signature]

[Signature]

P. That the first Party shall be entitled to advertise about the Project at its cost by distributing pamphlets, brochures, publishing advertisements in newspapers, magazines and/or by putting sign boards, neon-sign or such other modes of advertisement as the first Party may deem fit, on the said Land or at other places, in any manner and thus it shall be entitled to invite prospective buyers/customers to the site. However all such material should clearly highlight and indicate the account number of Escrow Account in which all cheques payments are to be received.

Q. That the first Party shall be free to get the Project approved from Banks and financial institutions in order to facilitate the financial by intending purchaser/s of Units (for getting their individual units funded). First and second Party shall issue permission to Mortgage, enter into Tripartite/quadripartite Agreement under their own signatures.

R. All cases/Litigations, civil, criminal, consumer pertaining to the delay in development, construction, possession, labour or workmen disputes shall be defended by the first Party at its own cost and expenses. The first Party shall abide and comply with all labour laws and Minimum Wages Act and be responsible for any accident at the development site. Second party shall not be responsible for that.

S. The cost of stamping, registration etc. of this AGGEMENT and other paper pertaining to this AGGEMENT shall be borne by the first Party.

5) PROJECT MANAGEMENT STRUCTURE AND RULES OF THE MEMBERS:

- a) M/S "VANSHIKA ONTARIO" Consortium shall act as a Private developer as per definition of Development Authority and arrange for Land finances for the project.

6) POSSESSION

A. That upon execution of this AGREEMENT, the second party shall provide lawful and peaceful possession of its land upto the

Vanshika Infracity Pvt. Ltd.

Deepranjana Pandey
Director

Admission -

Suresh Singh

extent of Phase-1 for the purpose of construction, development and sale in the term of this Agreement.

- B. That after registration of this agreement and before handing over the physical possession both the parties will open an Escrow Account.
- C. That the possession of Phase -2 will be delivered after completion of Phase-1.

7) NOTICES

- A. All notices or other communications to be given under this AGREEMENT to any party shall be made in writing and send by letter through Speed Post Mail or Registered Acknowledge due after being dispatched within seven(7) business days after being deposited in the post, postage prepaid, by the speed post mail available and by registered mail to such party at its address as such party may hereafter specify for such purpose to the other by notice in the writing to both the parties at their respective registered offices/offices as given under:

FIRST PARTY:

Attn. : **M/s Vanshika Infra City Pvt Ltd**
Address : First Floor, Indira Complex, Opposite Bharat Petroleum, Near-Tedhipuliya, Ring Road, Lucknow-226021
Mobile : 9506933333

SECOND PARTY:

Attn. : **Shri Nalin Prabhat & Smt Smrita Agarwal**
Address : Babu Banarasi Das Bhawan, Babu Banarasi Das Nagar, 55, Purana Qila, Lucknow
Mobile : 9415024922

8) CONFIDENTIAL INFORMATION

- A. That the party coming into knowledge of any information about the project or the other party because of commercial relationship created under this Agreement and about development of project, shall keep the information confidential & secret and shall not disclose the same to any Third Party or shall not use the said confidential information for any other purpose other than purposes and works assigned under this Agreement.

Vanshika Infraction Pvt. Ltd.
Deepankar Pandey
Director

Nalin Prabhat

Smrita Agarwal

9) MODIFICATION

A. No modification, representation, promise or AGREEMENT in connection with the subject matter of this AGREEMENT shall be valid unless made in writing and signed by both the parties.

10) INDEMNIFICATION

A. That it is presumed that all the material facts and the truthful history regarding the title of the land in question has been disclosed by the second Party to the first Party and in case of any deficiency or loss of land on any account including cropping up of fresh material facts not disclosed by the second Party, which is noticed, observed and comes to the knowledge of the first Party after the execution of the Agreement, then the second Party shall be responsible to rectify the defect and indemnify the first party.

11) FORCE MAJEURE

- a) Any party who is, by reason of Force Majeure, unable to perform any obligation or condition required by this AGREEMENT to be performed:
- i. Shall use all reasonable diligence and employ all reasonable means to remedy or abate the Force Majeure as expeditiously as possible.
 - ii. shall resume performance as expeditiously as possible after termination of the Force Majeure or the Force Majeure has abated to any extent which permits resumption of such performance; and
 - iii. For purposes hereof, Force Majeure shall mean any unforeseeable, unavoidable event which is outside either Party's scope of influence and control and for which the Party(ies) bears no responsibility including but not limited to acts of God, war, natural disasters, strike and lockout (excluding strikes and lockouts that involve primarily the employees of the First Party or its contractors or are attributable to any discriminatory policy or practice of the Second Party or its contractors), war, terrorist act, blockade, revolution, riot, insurrection, that makes it impossible or delays

Vanshika Infracity Pvt. Ltd.

Deepankar Sandey
Director

[Handwritten signature]

[Handwritten signature]

any obligation of either Party under this Agreement from being performed in accordance with the terms of this Agreement.

12) ARBITRATION & JURISDICION

- a) In the event any dispute arises between the Parties out of or in connection with this Agreement, including the validity thereof, the Parties here to shall endeavor to settle such dispute amicably in the first instance. The attempt to bring about an amicable settlement shall be treated as having failed as soon as one of the Parties hereto, after reasonable attempts, which shall continue for not less than 15 (Fifteen) days, gives a notice to this effect, to the other Party in writing.
- b) In case of such failure, the dispute shall be referred to a sole Arbitrator, who shall be mutually appointed by the First Party and the Second Party. The Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 (As Amended) and shall be held in Lucknow, India. The language of arbitration shall be English. The arbitration award shall be final and binding on the Parties, and the Parties agree to be bound thereby and to act accordingly.

13) AMENDMENT

- A. Any Amendment, change or modification or any of the terms, provisions or conditions of this Agreement shall be un-effective unless made in writing and signed or initiated on behalf of the parties hereto by their duly authorized representatives. Any written and duly executed agreements, memorandum of understandings and any other documents between both the parties either registered or not shall be deemed to the part and parcel of this registered agreement.

14) MISCELLANEOUS

- a) That all originals in respect of the said property (except title documents) including the permissions, approvals and sanctions necessary for the constructions work, shall be at all times held by the First Party but it shall be under the obligation to allow the inspection and verification at all

Vanshika Infracity Pvt. Ltd.
Director

Deef anur Sandey

Sanjay

Sanjay

अनुबंध विलेख/घोषणा पत्र

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

श्री ललित प्रभात,
पुत्र श्री वी.के. अग्रवाल
व्यवसाय: व्यापार
निवासी: 55 ब, बाबू बनारसीदास नगर, पुराना किला, लखनऊ

Palitnesh



ने यह लेखपत्र इस कार्यालय में दिनांक 17/11/2018 एवं 03:09:31 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Palitnesh

कमलेश पाठक

उप निबंधक : सदर तृतीय

लखनऊ

17/11/2018

राज देव सिंह

कनिष्ठ सहायक (निबंधन) - नियमित

प्रिंट करें

reasonable times in case of need and requirement of Second Party.

- b) That the first Party shall at all times ensure that construction has been raised as per sanctioned plan and there is no deviation from the sanctioned plan.
- c) That all cost, stamp duty, registration fee and other charges etc in respect of any Transfer Deed of the said Land or any portion thereof including this AGREEMENT shall be borne by the first Party or prospective flat buyers as the case may be.
- d) That the income tax liability shall be shared and borne by both the parties hereto in proportion to their share on sharing ratio and all other taxes i.e. GST shall be paid by the first party for all Units constructed and sold, However second party will pay an amount of Rs.75,000/= per row house as commission to agents/sales team upto the extent of 130 Row Houses falling in the share of Second Party and rest payment will be paid by First Party only.
- e) That if the first Party shall execute buyers Agreement in its name. In case, any suit, consumer complaint, criminal complaint or any other legal proceedings are preferred by the prospective buyers, the first Party shall alone be liable and responsible for the same and under no circumstances, the second party shall be liable and if second Party is called upon to defend any damages or monies are required to be paid by the second Party, same shall be payable by the first Party and the first Party shall keep the second Party indemnified at all times.

Vanshika Infracity Pvt. Ltd.

Deepankar Pandey
Director

John Rose

Smriti Agarwal

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

प्रथम पक्ष: 1

श्रीमती स्मृता अग्रवाल द्वितीय पक्ष, पत्नी श्री नलिन प्रभात

निवासी: 55 ख, बाबू बनारसीदास नगर, पुराना किला,
लखनऊ

व्यवसाय: गृहिणी

Smriti Agrawal



प्रथम पक्ष: 2

श्री भेसर्स वलशिका इन्फ्रा सिटी प्रा० लि० के द्वारा दीपांकर
पाण्डेय, पुत्र श्री वीर प्रकाश पाण्डेय

निवासी: 616 गोमती नगर विस्तार, सेक्टर-1, गोमती
नगर, लखनऊ

व्यवसाय: व्यापार

Deepankar Pandey



द्वितीय पक्ष: 1

श्री नलिन प्रभात, पुत्र श्री वी०के० अग्रवाल

निवासी: 55 ख, बाबू बनारसीदास नगर, पुराना किला,
लखनऊ

व्यवसाय: व्यापार

Nalin Prasad



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री ओम प्रकाश, पुत्र श्री आर०एस० त्रिपाठी

निवासी: एल-1/375-बी, प्रियदर्शिनी कॉम्प्लेक्स, सीतापुर रोड,
निराला नगर, लखनऊ

व्यवसाय: व्यापार

Omkar Prakash



ANNEXURE-A

The project land admeasuring approx. 2.820 hectares i.e 28,200 sq mts. is owned exclusively by Second Party by the way of following deeds and other documents as examined in Annexure-A, The detail is as under:-

- i. Registered sale deed dated 11.11.2005, executed by Shri Rajesh Kumar Singh and Shri Santosh Kumar Singh in favour of Shri Nalin Prabhat in respect of land over Khasra No. 302 admeasuring 0.253 Hectares.
- ii. Registered sale deed dated 11.11.2005, executed by Shri Rajesh Kumar Singh and Shri Santosh Kumar Singh in favour of Smt Smrita Agarwal in respect of land over Khasra No. 302 admeasuring 0.7875 Hectares.
- iii. Registered sale deed dated 26.12.2005, executed by Shri Rakesh Singh and Shree Ashok Singh in favour of Shri Nalin Prabhat in respect of land over Khasra No. 303 admeasuring 0.3695 Hectares.
- iv. Registered sale deed dated 17.10.2007, executed by Shri Ram Naresh Singh in favour of Shri Nalin Prabhat and Smt Smrita Agarwal in respect of land over Khasra No. 302 admeasuring 1.0405 Hectares.
- v. Registered sale deed dated 26.12.2009, executed by Shri Manoj Singh and Asha Singh, Vivek Pratap Singh and Alok Pratap Singh in favour of Shri Nalin Prabhat in respect of land over Khasra No. 303 admeasuring 0.3695 Hectares.

Vanshika Infracity Pvt. Ltd.
Deepankur Pandey
Director

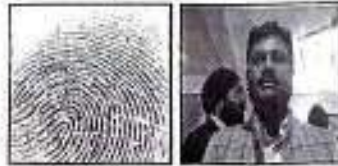
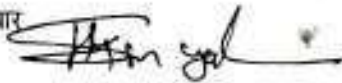
Smriti Agarwal

पहचानकर्ता : 2

श्री हरिनाम सिंह यादव, पुत्र श्री गया प्रसाद यादव

निवासी: 5/236, जानकीपुरम विस्तार, लखनऊ

व्यवसाय: व्यापार



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



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

कमलेश पाठक
उप-निबंधक : सदर तृतीय
लखनऊ

राज देव सिंह
कलिष्ठ सहायक (निबंधन) - नियमित

प्रिंट करें



IN WITNESS WHEREOF The members have executed this Consortium Agreement on the date and year mentioned above at Lucknow and have caused this Consortium Agreement to be signed on their manner in the manner set out below

Witnesses: -

1.) OM Prakash
S/o R.S. Tripathi
R/o L-1/375-B, Priyadarshini
Colony, Sitapur Road, Lucknow

OM Prakash



Deepankar Pandey
Director

SIGNED AND DELIVERED
By the within named
Authorized signatory of
M/S Vanshika Infra City Pvt
Ltd
Pan no:-AAFCV2845N
Lead Member(s)

Harinam Singh Yadav

2.) Harinam Singh Yadav
S/o Gaya Prasad Yadav
5/236, Jankipuram Vistar,
Lucknow



Nalin Prabhat

SIGNED AND DELIVERED
By Nalin Prabhat
Pan no:-AEXPP2969N
Consortium Member(s)

Smrita Agarwal

SIGNED AND DELIVERED
By Smrita Agarwal
Pan no:-ABXPA8350K
Consortium Member(s)

Vijay Kumar
Typed by:-
Vijay Kumar

Charan D.S. Bedi
Drafted by:
B.Com, Charan D.S. Bedi (Advocate)
Mob No.9935717131

वही संख्या 4 जिल्द संख्या 550 के पृष्ठ 163 से 190 तक क्रमांक
755 पर दिनांक 17/11/2018 को रजिस्ट्रीकृत किया गया।

चौधरी.स.के.नाथ
17/11/2018
B.3.2.2018/17/11/2018



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

K. Pathak

कमलेश पाठक

उप निबंधक : सदर तृतीय

लखनऊ

17/11/2018

प्रिंट करें

भारतीय गैर न्यायिक

एक सौ रुपये

Rs

₹. 100

HUNDRED RUPEES



भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UT

SH

FY 286534



AMENDMENT AGREEMENT

This Agreement made and executed at Lucknow on this 11th Day of May, 2022.

BETWEEN

M/s Vanshika Infra City Pvt. Ltd. a company registered under the Companies Act, 2013, bearing CIN NO. U70102UP2015PTC074400 and having its corporate office and Permanent Place of Business at First Floor, Indira Complex, Bharat Petroleum, Near Tedhipuliya, Ring Road, Lucknow-226021 and registered office at B-2/86F, Jankipuram, Lucknow, Uttar Pradesh, through its Director Mr. Deepankar Pandey S/o Veer Prakash Pandey bearing

ATTESTER

SWORN & VERIFIED BEFORE ME

R.K. Mathur
R. K. MATHUR
Adv & NOTARY
LUCKNOW U.P. INDIA
Regd. No. 31-291/2009

13/05/2022

Deepankar Pandey
Deepankar Pandey

Smriti Agarwal

Aadhar No. 3533 5188 2526 R/o 616, Gomti Nagar Vistar, Sector-1, Gomti Nagar, Lucknow, duly authorized vide Board Resolution dated 16.11.2018 (Hereinafter referred to as the **First Party/Lead Member** of the consortium) which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to mean and include their respective successors or successors-in-office and/or assigns of the First Part).

AND

Mr, Nalin Prabhat S/o Shri Virendra Kumar Agarwal and Mrs. Smrita Agarwal W/o Shri Nalin Prabhat both R/o Banarsi Das Bhawan, Babu Banarsi Das Nagar, 55, Purana Qila, Lucknow (Hereinafter referred to as the **Second Party/Consortium Member)** which expression unless repugnant to the context or opposed to the context or meaning thereof, be deemed to include their legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns of the Second Part)

ATTESTED

WHEREAS the First Party and Second Party have entered into/executed a consortium agreement on 17.10.2018 for the Development of the property land bearing Khasra No. 302 and 303 situated at Village-Anaura, Pargana, Tehsil & District-Lucknow (hereinafter referred to as "**Project Land**")

SWORN & VERIFIED
BEFORE ME

R.K. Mathur
(R. K. MATHUR)
Adv & NOTARY
LUCKNOW U.P. INDIA
Regd. No. 31-12912000
13/05/2018

Deefankor Sandey

Jalil Masood
Smrita Agarwal

WHEREAS in pursuance to Clause No. 9(A) and 13(A) of the registered consortium agreement, the parties agree and hereby execute this present Supplementary Agreement, which shall be read in part and parcel with the consortium agreement and shall have the same binding effect on both the parties as that of the consortium agreement.

AND WHEREAS the parties have provided their approval for inclusion of new terms and modification of existing terms and conditions in consortium agreement by means of this Supplementary agreement which shall be effective and binding.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. That the parties have agreed to develop the said project land under the name **"VANSHIKA ONTARIO"**.

2. That the First Party irrevocably agree that initially, at the commencement of the project, the First Party shall infuse a sum of Rs. 3,00,000,00/- (Rupees Three Crores) for the development and construction of Villas over the project land within the period of 03 months from the date of execution of this agreement in addition to the fees/charges to be paid to LDA.

ATTESTED

**SWORN & VERIFIED
BEFORE ME**

R.K. Mathur
(R. K. MATHUR)
Adv & NOTARY
LUCKNOW U.P. INDIA
Regd. No. 31-(29)2000

13/05/2024

Deepankar Pandey

Attested

Smriti Agarwal

3. That the parties hereby agree that it shall be the obligation of the First Party to wholly complete the construction of Phase-1 of the present project within the period of 12 months from the date of registration of project with RERA Authority, which is to be done within a period of 06 weeks from the date of execution of this agreement. The First Party undertake that it shall be its obligation/responsibility to get the project registered with the RERA Authority within the period of 06 weeks from the date of execution of this agreement.

4. That the parties hereby agree that only after the completion of Phase-1 of the project, the Second Party shall be obligated to make the remaining Project Land available to the First Party within the period of 06 months from the date of completion of Phase-1 of the project and that the First Party undertakes to complete the construction of Phase-2 of the project within the period of 14 months from the date of delivery of possession of remaining Project Land for Phase-2. This way, the total duration for the completion of the construction and development of project land is 32 months (inclusive of time period for making the remaining part of the land available to proceed with Phase-2 of the Project).

ATTESTED

स्वीकृत किया जाता है
BEFORE ME

R.K. Mathur
(R.K. MATHUR)

ADV & NOTARY
LUCKNOW U.P. INDIA
Regd. No. 31-029/2019

13/05/2022

Deepankar Pandey

Jalil Noreed
Smriti Agyal

5. That the parties hereby agree that the Units in the Project will be sold at the sale price which shall be mutually decided, however, the sale price shall not be less than Rs. 4500/- per square feet of super area plus all additional charges.



6. That the parties agree that First Party shall be vested with selling rights over the saleable area and accordingly, the First Party shall be free to enter into Agreement for Sale/Issue Allotment Letter to the intended buyer at an agreed common rate at any specific point of time, while keeping in mind Clause 5.

7. That the parties hereby agree that the shareholding ratio as discussed in consortium agreement dated 17.10.2018 shall be wholly discarded and in consideration for providing Project Land to the First Party for the construction and development, the Second Party is entitled to a sum of Rs. 50 Crores from the net realization of the total saleable area (excluding Commercial Area) of the proposed project, in addition, the parties also agree that the Commercial Area (Including horizontal and vertical) shall be divided amongst the First Party and Second Party in the ratio of 3:1.

ATTESTED

**SWORN & VERIFIED
BEFORE ME**

R.K. Mathur
R.K. MATHUR
Adv & NOTARY
LUCKNOW U.P. INDIA
Regd. No. 31/29/1100
13/05/2012

Deepankar Pandey

Jehinashah
Smriti Singh

8. That the parties hereby agree that the ownership of the Club House shall be jointly held by the Parties in equal proportion i.e., 50:50 and the Club House Membership amount collected from the allottees shall be utilized towards the construction of a world class club and any extra amount needed for the construction shall be borne by First Party.

9. That the Parties hereby agree that according to the provisions of Real Estate (Regulation and Development) Act, 2016 (hereinafter mentioned as "RERA Act, 2016") and rules made therein, the present project shall be duly registered by First Party, at its own cost, with the RERA Authority and 3 (Three) Accounts shall be opened, which shall be registered with the RERA Authority for the compliance of Section 4 of the RERA Act, 2016. These 3 accounts shall be opened and operated under the Joint Signature of both the parties. The sale consideration received from allottees shall be received in the Account registered with the RERA Authority and thereafter it shall be utilized in accordance with the provisions of RERA, 2016 i.e., the consideration received will be divided between the Second and Third Account registered with RERA in the ratio of 70:30. The First Party agrees and ensure that it

shall have the obligation/liability/responsibility to ensure fair transfer of the amount, without any

ATTESTED

**SWORN & VERIFIED
BEFORE ME**

P.K. Mathur
P. K. MATHUR
Adv & NOTARY
LUCKNOW U.P. INDIA
Regd. No. 31-(2912000)

13/05/2022

Deepankar Pandey

Sanjay Kumar
Sanjay Kumar

deductions, to the Second Party in accordance with the manner mutually decided in ANNEXURE-A herein.

10. That the parties have agreed upon the time period within which amounts shall be transferred by the First to the Second Party in lieu of providing project land and the same has been expressed in ANNEXURE-A herein with the title "ANNEXURE-A-PAYMENT PLAN". The time period mentioned in the table under ANNEXURE-A shall commence from the date of registration of the project with RERA Authority. The First Party undertakes that the registration of project with RERA Authority shall be completed within the period of 06 weeks from the date of execution of this Agreement as mentioned in Clause-3, failing which, the time period in Payment Plan as envisaged in ANNEXURE-A shall commence from the end of aforesaid 06 weeks' time irrespective of whether the project is registered with RERA Authority or not.

ATTESTED

11. The parties hereby agree that the payment table in ANNEXURE-A shall be strictly followed and the amount to be transferred to Second Party shall be done from the Third Bank Account (registered with RERA, in which 30% of the sale consideration shall be transferred as per Clause 9 of this Agreement). In case the amount to be transferred in the respective time

**SWORN & VERIFIED
BEFORE ME**

R.K. Mathur
(R. K. MATHUR)
Adv & NOTARY
LUCKNOW U.P. INDIA
Regd. No. 31(29)2000
13/05/2022

Deepankar Pandey

Subhash Chandra
Smriti Aggarwal

period exceeds the amount in the said Bank Account, the First Party undertakes that the remaining amount shall be paid either from the amount withdrawn from Second Party Account (registered with RERA, in which 70% of the sale consideration shall be transferred as per Clause 9 of this Agreement) or First Party shall utilize its own resources to make the payment.

12. The parties hereby agree that in case the First Party fails to make the payment to the Second Party in accordance with the payment plan in ANNEXURE-A, any amount remained unpaid in the respective time period shall attract penal interest @ 18% p.a. from the last date of the respective time period till its actual transfer.

13. That the parties have agreed upon that it shall be the responsibility/obligation/liability of the First Party to pay all the outgoings, such as municipal or local taxes, charges for water or electricity, maintenance charges, External Development Charges, Internal Development Charges and other liabilities payable to competent authorities.

14. That the First Party approves and identify its sole liability and responsibility towards the payment of charges and Development fees amounting to Rs.

SWORN & VERIFIED
BEFORE ME

R.K. Mathur
R. K. MATHUR
Adv. & NOTARY
LUCKNOW U.P. INDIA
Regd. No. 31/2912/08
13/05/2022

Deepankar Pandey

Habituated
Smita Agast



ATTESTED

4,29,85,999/- plus Interest @ 12% as per the Mortgage Deed executed between the Second Party and Lucknow Development Authority and that it shall be the responsibility of the First Party to get the Plots released, which have been mortgaged with Lucknow Development Authority.

15. That the Second Party shall not be responsible for payment of any commission to broker/agents or payment of taxes/charges/fees or any other expense to the authorities concerned, if any, applicable on the sale of saleable areas and the same shall be borne by the First Party.

16. That the parties agree to keep confidential and not disclose to any Third Party, the terms and conditions of this Agreement or the existence thereof, except as is necessary to effectuate any term or provision of this Agreement, including any subsequent litigation to enforce this Agreement, or except as required by law or court order.

17. That if and to the extent that a Party's performance of any its obligations pursuant to this Agreement is prevented, hindered or delayed by fire, flood, earthquake, elements of nature or acts of God, act of war, terrorism, riots, civil disorders, rebellions or



ATTESTED

**SWORN & VERIFIED
BEFORE ME**

R.K. Mathur
(R. K. MATHUR)
Adv & NOTARY
LUCKNOW U.P. INDIA
Regd. No. 31-2912/08

13/05/2012

Deepankar Sandey

Subin

Smita Aggarwal

revolutions, or any other similar cause beyond the reasonable control of such Party (but specifically excluding labor and union-related activities) (each, a "Force Majeure Event"), and such non-performance, hindrance or delay could not have been prevented by reasonable precautions, then the non-performing, hindered or delayed Party shall be excused for such non-performance, hindrance or delay, as applicable, of those obligations affected by the Force Majeure Event for as long as such Force Majeure Event continues and such Party continues to use reasonable efforts to recommence performance whenever and to whatever extent possible without delay, including through the use of alternate sources, workaround plans or other means. The party whose performance is prevented, hindered or delayed by a Force Majeure Event shall immediately notify the other party of the occurrence of the Force Majeure Event and describe in reasonable detail the nature of the Force Majeure Event.



ATTESTED 18. That this Agreement and any dispute or claim arising out of or in connection with it or its subject matter shall be governed by and constructed in accordance with Laws in force in India. Any dispute, controversy or claim arising out of or relating to the conclusion, interpretation or performance of the present Agreement, shall be settled in the manner stated under Clause 12

SWORN & VERIFIED
BEFORE ME



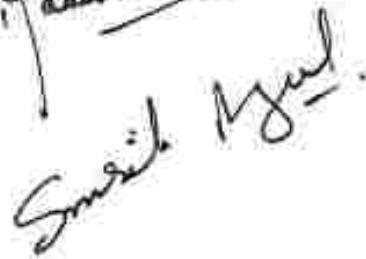
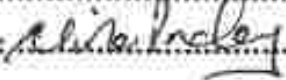
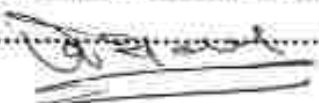
R.K. Mathur
(R. K. MATHUR)
Adv. & NOTARY
LUCKNOW U.P. INDIA
Regd. No. 31-121/2008

13/05/2022


Deepankar Pandey / *Sanjay*
Smita Singh

Arbitration & Jurisdiction of Consortium Agreement
executed between the parties on 17.10.2018/

19. **IN WITNESS WHEREOF**, the parties have caused this
Agreement to be duly executed as of the date first above
written.

SIGNATURE & SEAL OF FIRST PARTY	SIGNATURE OF SECOND PARTY
	 
ATTESTED	
WITNESS:-1	WITNESS:-2
Name:- NISHA PANDEY Address:- 1-616 GOUTI NAGAR EXTENSION Sec-1 GOUTI NAGAR Lucknow Signature: 	Name:- VISHWANATH Address:- 41/138 Mahanagar BUILDING Khasi Lucknow Signature: 

SWORN & VERIFIED
BEFORE ME


R. K. MATHUR
Adv & NOTARY
LUCKNOW U.P. INDIA
Regd No. 31-(29)2/00
13/05/2018



10

ANNEXURE A- PAYMENT PLAN

S. No.	Time Period	Amount (in Rs.)
1.	1 st Month to 4 th Month	2 Crores
2.	5 th Month to 8 th Month	6 Crores
3.	9 th Month to 12 th Month	10 Crores
4.	13 th Month to 16 th Month	8 Crores
5.	17 th Month to 20 th Month	8 Crores
6.	21 st Month to 24 th Month	6 Crores
7.	25 th Month to 28 th Month	6 Crores
8.	29 th Month to 32 nd Month	4 Crores
TOTAL		50 Crores

ATTESTED

Deepankar Banerjee

Jatin Keshav
Smriti Agrawal

(R. K. MATHUR)
Adv & NOTARY
LUCKNOW U.P. INDIA
Regd. No. 31-(29)2000

**SWORN & VERIFIED
BEFORE ME**

**SWORN & VERIFIED
BEFORE ME**

R.K. Mathur
(R. K. MATHUR)
Adv & NOTARY
LUCKNOW U.P. INDIA
Regd. No. 31-(29)2000
13/05/2022



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

VAISHIKA INFRA CITY PRIVATE LIMITED

09/11/2015

Permanent Account Number

AAFCV2845N

28112015



Deepankar Sandey



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEEPANKAR PANDEY
VEER PRAKASH PANDEY

11A11173
Permanent Account Number
AKSPN1710C

Deepankar Pandey
Signature



11A11173

Deepankar Pandey



आमर सरकारी

आमर सरकारी



दीपकर पाण्डेय

Deepankar Pandey

जन्म तिथि/DOB: 11/01/1973

पुंसा / MALE



3533 5188 2526

मेरा आधार, मेरी पहचान

Deepankar Pandey



आमर सरकारी
INDEPENDENT ELECTION AUTHORITY OF NEPAL

पता:

आमर सरकारी
1-616, सोमतीनगर
बिस्तार, सेक्टर 1,
सोमतीनगर, लखनऊ,
जलर प्रदेश - 226010

Address:

1/10, Mr. Prakash Pandey, P.O.
Gandhinagar Extension, Sector 1,
Gandhinagar, Lucknow,
Uttar Pradesh - 226010

3533 5188 2526

MERA AADHAR, MERI PEHCHAN



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NISHA PANDEY
BHOLANATH SHARMA

1803/1972
Permanent Account Number
AKSPPT07H
Nisha Pandey
Signature



82071000

Nisha Pandey





~~निशा पाण्डेय~~
~~निशा पाण्डेय~~



निशा पाण्डेय
Nisha Pandey
जन्म तिथि/DOB: 11/01/1972
महिना / FEMALE



7139 1313 0185

मेरा आधार, मेरी पहचान

Nisha Pandey



भारतीय विधिक पहचान प्राधिकरण
INDIAN LEGISLATION AUTHORITY OF INDIA

पता:

अधीकारी: दीपांकर पाण्डेय,
1 - 618, गोमतीनगर
विस्तार, सेक्टर 1,
गोमतीनगर, लखनऊ,
उत्तर प्रदेश - 226010

Address:

WD: Deepankar Pandey, 1-
618, Gomtinagar Extension,
Sector 1, Gomtinagar, Lucknow,
Uttar Pradesh - 226010

7139 1313 0185

MERA AADHAAR, MERI PEHACHAN





भारत सरकार
GOVERNMENT OF INDIA



स्मृता अग्रवाल
Smrta Agarwal
DOB: 07-07-1971
Gender: Female



7217 3449 1693

साधर - आम आदमी का अधिकार

1800 300 1547
1941
1941
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226001
पता, नगर, पिन कोड
Lachman C.P. Lachman, Lachman,
Park, Purnia Khas, Lachman,
महाराष्ट्र राज्य, महाराष्ट्र राज्य
W/O Kalyan Prasad, 55 Khas, Purnia
Address:
226001

भारत सरकार
GOVERNMENT OF INDIA



Smrta Agarwal



भारतीय संघ
GOVERNMENT OF INDIA



विश्वनाथ
Vishwanath
DOB: 29-07-1960
Gender: Male



9287 4288 6412

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
5/96, Golan, 41/1311, Mohan Lal
Dabbing, North, Lucknow, Lucknow
C.P. Bakshi Ka Talab, Lucknow,
Uttar Pradesh, 226001



Board Resolution

Extract from minutes of the meeting of the Board of Directors M/s Vanshika Infra City Private Limited (CIN- U70102UP2016PTC074400) held at B-2/86 Sector-F, Jankipuram, Lucknow UP-226020 registered office of the Company on 09.05.2022

AUTHORIZATION FOR AMENDMENT AND EXECUTION OF AMNENDED CONSORTIUM AGREEMENT

The Chairman informed the Board that Directors of the company have entered in to a consortium agreement on 17.10.2018 for development of land situated at Khasra No.302 and 303 , Villega-Anura, Pargana Tehsil and District- Lucknow. Now the few amendments are proposed to above said agreement which are accepted by the both the parties.

After discussions at length the Board decided and passed the following resolution:

"RESOLVED THAT Mr. Deepakar Pandey (DIN-02072426) , Director of the company be and is hereby authorized to negotiate, finalize, amend and to execute the above mentioned agreement (Original as well as amended) and documents on behalf of the company and to do all such other acts, deeds, matters and things and to take all such steps and give all such directions as may be necessary , required , expedient or desirable for from time to time for giving effect to the consortium agreement dated 17.10.2018 and any amendment thereto."

"RESOLVED FURTHER that the aforesaid power entrusted to said Director shall be valid and effective unless revoked earlier by the Board of Director or shall be exercisable by him so long he is in the concerned in the company."

RESOLVED FURTHER THAT all acts, deeds, matters etc, as described in instant resolution , and done or executed by the Director Mr. Deepankar Pandey (DIN-02072426) shall be binding on the company only if they are consistent with the instant resolution. "

Certified True copy

For, Vanshika Infra City Pvt. Ltd.
For Vanshika Infra City Private Limited

Deepankar Pandey
Authorized Signatory
For Vanshika Infra City Pvt. Ltd.
Shobha Pandey
Authorized Signatory

