

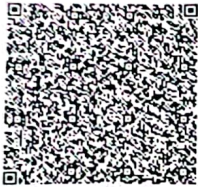


e-Stamp

016/25



Certificate No. : IN-UP55608042296506X  
 Certificate Issued Date : 20-Jan-2025 12:01 PM  
 Account Reference : NEWIMPACC (SV)/ up14148804/ JHANSI SADAR/ UP-JHS  
 Unique Doc. Reference : SUBIN-UPUP1414880408220502640255X  
 Purchased by : KHUSBOO CHAWLA DO HARJEET SINGH CHAWLA ETC  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : HARJEET SINGH CHAWLA SO LATE SARV SINGH CHAWLA  
 Second Party : KHUSBOO CHAWLA DO HARJEET SINGH CHAWLA ETC  
 Stamp Duty Paid By : KHUSBOO CHAWLA DO HARJEET SINGH CHAWLA ETC  
 Stamp Duty Amount(Rs.) : 1,000  
 (One Thousand only)



Please write or type below this line

*M. K. Sharma*

*Simple Chawla*

*Suresh Kumar*

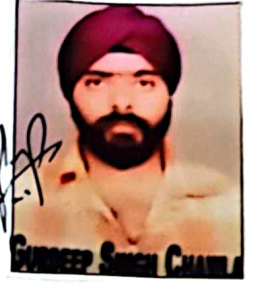
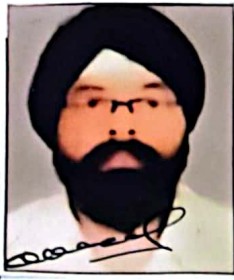
*[Signature]*



QE 0024805624



**Cautionary Alert:**  
 The authenticity of this Stamp Certificate should be verified at [www.shcisstamp.com/](http://www.shcisstamp.com/) or using e-Stamp mobile app. Holding  
 any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.  
 The onus of checking the legitimacy is on the users of the certificate.  
 Government of Uttar Pradesh, the Competent Authority



### CONSORTIUM AGREEMENT

This Consortium Agreement (hereinafter referred as Agreement) is made and executed at Jhansi on this 20<sup>st</sup> day of Jan, 2025.

#### BETWEEN

- 1- **Shri Harjeet Singh Chawla S/o Late Shri Sarv Singh Chawla R/o 95/18 Sarvnagar, Mission Compound Jhansi-284003** (hereinafter called the "Lead Party/Lead Member", which expression shall, wherever the context so admits include his heirs, successors, assignees, administrators legal representatives, attorneys and executors as party of the First Part, and PAN ADDPC9742RMob. – 9415030764.

And

- 2- **Smt. Khusboo Chawla (Through her authorized representative (Attorney Holder Smt Dimple Chawla W/o Harjeet Singh Chawla Pan No ADDPC9739L) D/o Harjeet Singh Chawla R/o 95/18 Sarvnagar, Mission Compound Jhansi-284003 Power of Attorney Ragisted By Sub registrar office Jhansi II bahi No 4 Jild No 125 on pages 253/274 serial No196 Dated 09-09-2021 (which Expression shall mean and include her, heirs, successors, executors, administrators, legal representative, attorney, and assigns) as party of the second Part PAN No. AYHPC0049A Mob 9415030764**
- 3- **Smt. Sumit Kaur W/o Shri Gurdeep Singh Chawla R/o Sarvnagar, Mission Compound Jhansi-284003** (which Expression shall mean and include her, heirs, successors, executors, administrators, legal representative, attorney, and assigns) as party of the Third Part PAN No. ANWPK5195P Mob 9889884699



*Dimple Chawla*



*Sumit Kaur*



- 4- **Shri Gurdeep Singh Chawla S/o Rajendra Singh Chawla R/o Sarvnagar, Mission Compound Jhansi-284003** (which Expression shall mean and include his, heirs, successors, executors, administrators, legal representative, attorney, and assigns) as party of the Fourth Part Adhar Card No XXXX XXXX 9571 Mob 9415401955

Each Party shall individually be referred to as a "Party" and collectively be referred to as the "Parties"

WHEREAS; all of the above mentioned parties are the legal owners of their land and decided to enter into and execute this consortium Agreement with the object of development of a Residential Colony named as "PITAMBRA RESIDENCY" situated in Unnao Gate, Jhansi (hereinafter referred as "Project")

**The Agreement and its terms and condition witness hereinafter as:**

1. All the Consortium member, have mutually decided to appoint Shri Harjeet Singh Chawla (First Party )as a lead Member.
2. Aim and Scope of Consortium Agreement: The Sole aim of this Consortium Agreement if for submitting the proposal the development of the residential Colony Jhansi in the state of Uttar Pradesh.
3. **Shareholding and Profit/Loss sharing basis in Consortium**
  - a) First Party shall act as a lead member of the Consortium. The other member of the consortium has empowered First Party to take any decision in relation of the said project.
  - b) The shareholding of all the members of the consortium shall be in the ratio of their land contributed in the project. Profit & Loss will be divided in Land sharing ratio between the consortium members.
4. **Project Management Structure and Roles of the Members**

First Party will work as Private Developer as per definition of Jhansi Development Authority and arrange for land development and Finance for the project in future. He will also provide technical know-how for the implementation of the project.
5. **Funding and Basis of Sharing the Expenditure and Remuneration**
  - a. Up to the Completion of the Project in the name of Consortium, all cost related to the Project shall be borne by First Party.
  - b. The Consortium shall raise loans from the Finance Institution/Banks for the project and any shortfall in financing of the Project shall be contributed by the consortium members in the ratio of their shareholding.

*Harjeet Singh Chawla*  


*Simple Chawla Sumeet Kaur*  


*[Signature]*  


आवेदन सं०: 202500860002502

अनुबंध विलेख/घोषणा पत्र

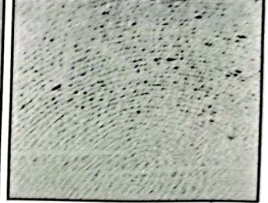
बही सं०: 4

रजिस्ट्रेशन सं०: 16

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य- 0 पंजीकरण शुल्क- 100 प्रतिलिपिकरण शुल्क- 60 योग : 160

श्री हरजीत सिंह चावला,  
पुत्र श्री स्व० सर्व सिंह चावला  
व्यवसाय : व्यापार  
निवासी: 95/18, सर्वनगर, मिशन कम्पाउण्ड झांसी



ने यह लेखपत्र इस कार्यालय में दिनांक 20/01/2025 एवं 03:18:54 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुभाष चन्द्र .

उप निबंधक :सदर प्रथम

झांसी

20/01/2025

अरुण कुमार यादव

निबंधक लिपिक

20/01/2025

प्रिंट करें



- c. Upon completion of the Project profit and loss shall be shared by the Consortium members in ratio of their shareholding of the land contributed.
- 6- The Parties herein agree that no party shall withdraw from this Agreement during the development of the Project and up to the issuance of completion certificate for any reason, whatsoever.
- 7- The Parties herein also have represented and assured each other that they will abide and be bound by the terms and conditions stipulated by Government of Uttar Pradesh or any provision of Law, as applicable in the matter at this time.
- 8- The Parties hereby agree that the Party of the First Part shall act as the Lead Party amongst the parties and shall enter into and execute the Agreement on behalf of himself and on behalf of the other parties with Meerut Development Authority and other U.P. Government and also undertake to co-operate with each other in order to ensure smooth and perfect development and execution of the Project. The Lead Party is hereby authorized by other parties to incur liabilities and receive instructions for and on behalf of all other parties to this Agreement to be shared proportionally as per their share.
- 9- The Parties herein also undertake to inform in time to each other regarding any financial contribution problem or other impediments which may have an impact on the timely development and execution of the Project and shall take all remedial measures and to contribute his/her share proportionally to ensure successful development and performance of Project.
- 10- Each Party shall be fully responsible, liable and accountable for all financial transactions of his part under this Agreement and each party shall pay its own taxes and make other Government statutory and mandatory payments/taxes/duties. The parties herein further undertake to ensure each other that all applicable legal regulations are observed, appropriate records of all financial transactions and appropriate documentation as required are kept.
11. The waiver or any breach of any term by any party of this Agreement shall not prevent the subsequent enforcement of the terms and shall not be deemed to be waiver of any subsequent breach of waiver of any liability.
- 12- Parties shall be under obligation not to disclose to any outside party, all documents and information exchanged between the parties for the purpose of the project under this agreement and shall be kept and treated as "Strictly Confidential" for the other party and any information shall not be shared with other outside person or agency except Government of Uttar Pradesh or as required by Law.

Handwritten signature and fingerprint.

*Simple Chauhan* *Sunmeet Kumar*

Fingerprint.

Fingerprint.

Handwritten signature and fingerprint.

पृथी सं०: 4

रजिस्ट्रेशन सं०: 16

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझाने मजमून व प्राप्त धनराशि.क प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री हरजीत सिंह चावला, पुत्र श्री स्व० सर्व सिंह चावला

निवासी: 95/18, सर्वनगर, मिशन कम्पाउण्ड झाँसी

व्यवसाय: व्यापार

प्रथम पक्ष: 2



श्रीमती खुशबू चावला के द्वारा डिम्पल चावला, पुत्री श्री हरजीत सिंह चावला

निवासी: 95/18, सर्वनगर, मिशन कम्पाउण्ड झाँसी

व्यवसाय: व्यापार

प्रथम पक्ष: 3

*Simple chawla*



श्रीमती सुमित कौर, पत्नी श्री गुरदीप सिंह चावला

निवासी: सर्वनगर मिशन कम्पाउण्ड झाँसी

व्यवसाय: व्यापार

प्रथम पक्ष: 4

*Suneet Kaur*



श्री गुरदीप सिंह चावला, पुत्र श्री राजेन्द्र सिंह चावला

निवासी: सर्वनगर, मिशन कम्पाउण्ड झाँसी

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

*[Handwritten signature]*

श्री राजेश कुमार सिंह, पुत्र श्री भगवान सिंह

निवासी: 1077/1, रायगंज सीपरी बाजार झाँसी

व्यवसाय: दस्तावेज लेखक

पहचानकर्ता : 2

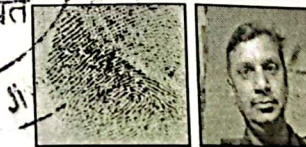


श्री अमल सिंह तोमर, पुत्र श्री जय देव सिंह तोमर

निवासी: 1075/7, साहनी कम्पाउण्ड, सिविल लाइन्स झाँसी

व्यवसाय: अन्य

*अमल सिंह तोमर*



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*सुभ्रम चन्द्र*

उप निबंधक : सदर प्रथम

झाँसी

20/01/2025

Any notice pursuant to this Agreement shall be given in writing and shall be delivered by hand or by electronically under acknowledgement of sending by facsimile to the parties to this Agreement at the address appearing in the beginning of this Agreement.

- 13- The terms and conditions of this agreement can be modified/amended as my be stipulated by Government of Uttar Pradesh and or as mutually decided by Parties to this Agreement.
- 14- This Agreement shall be terminated upon the first of the following events:  
Rejection of the proposal by government of Uttar Pradesh or by provisions of Law.  
Upon Completion of development of this Project and after getting the completion certificate.

Read Para 6

- 15- New Party can be admitted into this Agreement, with the prior written permission of the parties to this Agreement.
- 16- This Agreement is formed/created shall constructed in accordance with the Laws of India as amended from time to time and in the event to conflicts between the provision of this Agreement and the said Laws, the later shall prevail.
- 17- All the Parties agree to settle amicably all disputes arising out of or concerning with this Agreement, in the event of Parties Failing to amicable resolve any dispute, the matter shall be referred to Sole Arbitrator, to be appointed by mutual consent, whose decision shall be binding as per the Arbitration and Conciliation Act, 1996 (Act No. 26, 1996) as amend in 2016.
- 18- That this Agreement shall be valid and enforceable till the completion of the development works in project and the completion certificate is issued for the Project.
- 19- **This document does not delegate powers to Sale/Transfer Property.**

In witness whereof, the parties hereto have signed this agreement subscribing their respective hands and seals on the day, month and year given above in the presence of the following witness.


*Simple Chawla*  


*Suneet Kaur*  


*[Handwritten signature]*

*Simple Chawla*

*Sumet Kaur*

1. Harjeet Singh Chawla  
(First Party)

2. Khusboo Chawla  
(Through -Dimple Chawla)  
Second Party

3. Sumit Kaur Chawal  
(Third Party)

4. Gurdeep Singh Chawla  
(Fourth party)

WITNESSES:1 Sri Rajesh kumar singh S/o Bhagwan singh R/o 1077/1, Raiganj, Sipri bazar, Dist. Jhansi  
Identify by Aadhar No XXXX XXXX 2727 Mob- 9415401278 (Occupation- Deed writer)

WITNESSES:2 Sri Amal Singh Tomar S/o Sri.Jai Dev Singh Tomar R/o 1075/7, Shahini Compund Civil  
Line[ Station Road, Dist. Jhansi Identify by Aadhar No XXXX XXXX 1289 Mob- 9452600987  
(Occupation- Other)

Date- 20-01-2025

Drafted By : Rajesh kumar Singh, Deed writer, Tehsil Campus, Jhansi

Type By : Aryan Pareta

*[Handwritten signature]*

*Simple Chawla*

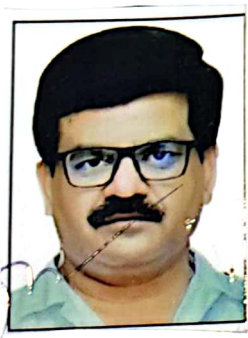
राजेश कुमार सिंह  
इसकाबिना कोईक तहान-कोईके  
अनुमति संख्या 1 तारीख 20/01/2025  
लिखा गया बुलक-  
मोबा नं 9415401278



*Sumet Kaur*



WITNESSES:1



WITNESSES:2



*अमल सिंह तोमर*

SHRI RAJESH KUMAR SINGH  
S/O BHAGWAN SINGH  
R/O 1077/1, RAIGANJ, SIPRI BAZAR  
JHANSI

*अमल सिंह तोमर  
सि जम दे व सिंह तोमर  
1075/7 साहिबी कांपु  
सिप्री बाजार जहान रो.  
जहान रो.*

आवेदन सं०: 202500860002502

बही संख्या 4 जिल्द संख्या 142 के पृष्ठ 257 से 268 तक क्रमांक 16 पर दिनांक  
20/01/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुभाष चन्द्र

उप निबंधक : सदर प्रथम

झांसी

20/01/2025

प्रिंट करें

